



# Town of Rangely

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Town of Rangely Conference Room

*RDA Packet*

*July 13, 2017 @ 7:30 a.m.*



# 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**  
\*\*\* July 13, 2017 @ 7:30 a.m. \*\*\*

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Brad Casto, Chairman

Tim Webber – Vice Chair

Karen Reed

Board Open Seat – Konnie Billgren

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 May 11, 2017
4. Changes to the Agenda
5. Public Input
6. Old Business
  - a. Reschedule the By-Laws discussion. Discussion to reassign term dates.
7. New Business
  - a. Discussion and Action to approve April and May 2017 Financials
  - b. Discussion and Action to Approve a Business Improvement Grant submitted by John and Sandy Payne for 855 E. Main St. (See previously attached Façade Improvement Grant Application – Resubmitted for consideration of the
  - c. Discussion and Action to Approve a Façade Grant Application submitted by Victor and Shari Saenz for 302 W. Main St. (Current tenants – El Agave Restaurant). (See attached application)
8. Information
  - a. 2017 Revised Scope-of-Work for Better City, Inc.
  - b. Expression of Gratitude-Elaine and Steve Urie
  - c. PaintCare Colorado-Free Paint Recycling
  - d. RDA/RDC Contact List
  - e. Urban Renewal Plan 1990
9. Adjourn

## 3 – Minutes

MINUTES  
RANGELY DEVELOPMENT AGENCY (RDA)  
**Town of Rangely – Conference Room**  
\*\*\* May 11, 2017 @ 7:30 a.m. \*\*\*

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Brad Casto, Chairman

Tim Webber – Vice Chair

Karen Reed

Board Open Seat – Konnie Billgren

Lenora Smuts - Treasurer

Sarah Nielsen

Andrew Key

Ex-Officio

Rio Blanco County Commissioner – Jeff Rector

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Rangely District Hospital – John Payne

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1. Call to Order

Brad asked that we get some clarification on the Term Limits for the RDA/RDC board. Peter said yes he understands because of the recent statue change the term is for five years with member's alternating each year. Brad feels we need to set up some kind of exit strategy so board members just aren't on the board forever. He feels there is a reason that there are terms and we need to try and remedy that. Andy Key suggested that we add that to the agenda.

2. Roll Call – Brad Casto, Lenora Smuts, Karen Reed, Sarah Nielsen, Andrew Key, Sandy Payne, Tim Winkler, John Payne present Tim Webber, Jeff Rector, Joyce Key and Ron Grainger absent. Konnie Billgren, Elaine Urie, Rodney Cotton, Jennifer Hill, Lisa Hatch, Andrew Shaffer and Alden Vandenbrink also present

3. Approval of Minutes of April 20, 2017 - Motion to approve the minutes of April 20, 2017 made by Sarah Nielsen, seconded by Karen Reed, motion passed

4. Changes to the Agenda - Add 7d. Term Limit Discussion

5. Public Input

6. Old Business

7. New Business

- a. Recognition of Konnie Billgren's appointment to the RDA Board – Motion to accept the appointment of Konnie Billgren to the RDA Board made by Andrew Key , seconded by Lenora Smuts , motion passed
- b. Discussion and Action to Approve the Façade Grant application for 600 E. Main Street - Site of the old Ace-Hi Lounge – Elaine Urie reviewed the plans for work currently being completed and for the next phases of the project. All of the costs for

these items are included in the packet. Elaine has tried to use all of the existing materials currently on and in the building but some of the cement will be pulled out to re-pour to correct drainage and raise the front porch. You can see all of the costs as detailed. Are there any questions? Andrew Key asked what the building will be used for? Elaine said that her mission is to help people who do not have help. She said that there is not a place for kids to go so she would like to produce a place that is user friendly for children. She would like to build a kitchen out back and use that to teach children how to cook. Several community members have expressed interest in teach or having classes to offer children in our community. Elaine would like to leave something for the community to use for children and/or whatever it may be needed for and be user friendly. Lenora asked if we need more of an official bid. John Payne said that no matter who bids it out its going to be what the cost is as presented and usually you cannot get anyone to respond. Lenora asked if we want to forego the additional bids, if we can make that decision. Elaine said she would do whatever the board needs. Tim Winkler said the board has the levity or flexibility to make this decision and forego the second bid. Elaine stated that she has already spent more than what the grant award is for. Karen Reed asked how long before the porch is complete. Rodney said it would be mid-August. John Payne said the time frame is what helps determine what the funds are used for within the scope of work. Brad said that Elaine has already spent more than what the grant is for. Andy Key felt that upon RDA approval we can move forward with the approval. Motion to approve the Façade Grant for 600 E Main Street for \$7,500 to be made by Lenora Smuts, seconded by John Payne, motion passed

- c. Potential scope-of-work changes to the Better City Contract – Conference with Kelby Bosshardt and Adam Hughes
  - a. Call center/co-working space
  - b. Community promotion video
  - c. Community facilitation event?

A conference call was placed and the board connected with Kelby and Adam. Kelby reviewed the option to pursue a call center and a co-working space and what the advantages could be. Brad asked that Kelby and Adam review the options as outlined on the Agenda. Kelby said that working on the plan has shifted priorities. In talking with the Town and County about shifting the budget to new items and felt the RDA should also review these options. The Call Center was originally reviewed to possibly take up space within the grocery store if the extra space was not always occupied. A call center could create some vibrancy and create part/full time jobs for non-conventional type positions. Also creating a co-working space could attract people who may work from their homes or want the live style that Rangely offers and would encourage them to move here. Karen asked what the price on that would be. Kelby asked that he could run that by the Town and County since they have the contract before reviewing with the RDA board and hoped there would be excess funds after moving forward with this option. Peter asked Kelby to review the steps to move forward. Kelby said first steps would be to review sites within the Town, what kind of space we need, working with the local community about the need and looking at the local real estate market to decide what sites and what infrastructure we could currently use. Tim asked if we would look at current sites which Kelby replied we would. Karen asked about the setup of a call center and the

co-working space, Kelby replied different operators have different ideas about that. Katelin asked if a work force study would be part of the review prior to moving forward. Kelby replied that yes they would include that in the study, we would review unemployment. The developer would want to see that we had at least 20-25 people that would be interested in the co-working feature in order to move forward. They would then pair up the needs with a developer that would meet the needs of the community. Tim asked if there is a lot of demand for call centers looking for locations. Kelby said there are some economic benefits for call centers to move to Rangely. Many of the urban markets and tech companies or health care they are having a hard time finding employee's to staff these support centers since they have so many other options. In a rural area they would have more people looking for jobs plus there are negative connotations about having foreign employee's staffing centers so they would like English speaking employee's and rural areas with the right technology are much more attractive to a call center developer. Tim said if this may work with a developer are we talking about providing a facility ahead of time or would they relocate to Rangely and take that on themselves. Kelby felt that the leadership in Rangely should assist with this venture and give the call center operator some options. Tim said should we go out to call centers and see if they have interest. Sarah said that is what she feels Kelby is saying is that he would go out with a survey first and then move to attracting a call center. Katelin Cook felt that unemployment and the survey should help identify if this is a viable option. The developer will most likely ask many of the questions that the survey will cover. Sarah feels that this would be a great fit for many non-traditional workers including college kids. Sandy said that if she understands correctly this option is more about providing jobs for existing community members? Brad felt that the co-working space could be a draw for people not currently here in Town. Katelin agreed. Kelby said that another opportunity is for people coming to visit the tank, or when they are visiting the monument. Andy asked if everyone understands what a co-working space is. He said that basic principal is to provide office space to the small business owner who does want or need to have an office. There is a space for a conference room, a cubical and a community space for other people to be able to interact. Andy said you would have no idea how many people would take advantage of this type of opportunity such as a photographer. Katelin said it is like sharing resources like a photocopier and other expenses that each small business could not afford. Brad said another thing is people who go to the monument that we may hold people here longer because they have a resource to conduct their business and/or their job. Karen said it seems like there is a lot of potential overhead so how much would you charge. Kelby said yes by itself a co-working space would probably not survive on its own so it would need to be paired up with another business.

Kelby said that he heard there has been some interest in producing a community video. Now that the scope of work has opened up there would be budget for this video. It would be a 2-4 minute video. Katelin said that their video was for a very specific reason, she sees the need for the video. The video was based on jobs for Meeker. But there is a need for a video to help promote online and recruiting packages for companies. If we cannot get people to come to Rangely we can show them what we are about through a video. Katelin said that it developed a sense of community pride and it has spread because of past and current residents that have good memories. Sandy Payne said watching the

video really makes you want to hang out in Rangely and asking herself why we don't have one. Sandy felt that the cost is high but there are so many hidden benefits to weigh against the cost. Sandy said we must market our Town to help these things happen. Tim asked how much the video cost. Kelby said that the Meeker video cost approx. \$10-\$15,000 which is what he estimated it to cost. Andy asked how much it costs to make 30 second cuts for other purposes. Kelby said that cost would include those type of cuts for promotional purposes. Katelin said that is what the state is using for promoting western Colorado. Andy said that he has seen some of the wine country clips and it is very nice to see that of our area. Sarah said she didn't know if a short movie that Peter Forbes is making would be someone we could partner up with or not. Tim asked why would you make the movie and not just focus on the clips. Katelin said that the movie is great for trade shows. Tim said that you can loop minute clips. Katelin said that is true but you would be surprised how many people will stop and watch the full four minutes and during that time you have their attention and focus. Konnie said we have to market Rangely if we don't show people what we have and where we are people are not going to come here. Kelby said one of the things to keep in mind is that we would coordinate the shots and making sure we get all activities into the film so we have lots of action shots which can be a challenge but creates a much better video. Brad said he believes we are on board for the video.

The last item is a community facilitation event. When we had the first meetings we seemed to have a disconnect about what people said and what the community actually wanted so we would like to possibly get a large open house. Kelby said we could call it an economic summit, we would have breakout sessions. Incorporate software that would produce live polling, possibly have focus groups that would focus on economic development and other topics of interest. Kelby said that would be the best way to move forward with generating ideas. Brad said it is a great idea but it is hard to get participation. Konnie said the last open house had a good turnout but we needed a larger space. Karen said that she has some concerns about how to organize or actually have this type of meeting that will produce the desired information. Sarah said we won't know unless we try this meeting. Konnie said that we could bring the community in as informational and ask questions of them. Karen said that was her confusion what are we wanting from them? Konnie said it should be both informational and also to get idea's from them. Brad said we have a large group here that should represent our community, we need our group here to step up and make decisions. Brad feels that the community has already had these options, we have talked about the grocery store for two years. Andy Key said he did not know about the initial interviews. Brad said he wants to make sure we promote this event but doesn't think we are going to have any different results that we have had previously. Possibly promote it with door prizes etc. Katelin said that if we have these meetings and then we need to focus on next steps. She would rather not have everyone get hung up on the grocery store when we cannot change that issue or what people love to hate. Tim said can we do a quarterly Town informational meeting, possibly the more we get people involved then we can get more feedback. We need to continue public outreach, and if after a year we can pull back if everyone isn't coming. Andy Key said we should do an information meeting where we are looking for feedback once for this purpose. Rick Brady said as an outsider to this board is the biggest thing that Rangely Colorado needs is for our community to come together and be Rangely, the



more we can get people involved the better it will be. When you sit on boards you very rarely see anyone in attendance. People will not come to boards number one if they feel threatened or feel they will be targeted for voicing their opinion. We need to learn to accept other's idea's even if we don't agree or concur with them. Brad said we do need to move forward with the meetings. Kelby said that he will put some idea's forward with a document so we can move forward.

d. RDA/RDC Term limit discussion – Brad said we will move forward with the term limit discussion. Peter said that in 2015 13-48 was passed to reform URA's that had a couple of corrective bills after. We corrected the bylaws to reflect the legislature change which was approved last summer by the board. Peter was talking to the attorney that Meeker and the county were using, and this attorney's assessment of some of the changes in 1348 created what he referred to as a "lawyers dream". Peter said organizationally we are not quite where we need to be. We have a new board contact sheet that has the dates each board member started serving. What we would like to do is have an attorney come and set down in a work session that we can review the bylaws with the board and correct any organizational issues over the next few months. Brad said his concern is that when we make tough decision we want to make sure because we may not be following the bylaws with our terms are we going to cause for those decisions to be questioned because we are not following the terms outlined. Brad wants to make sure we are following the right guidelines. Tim asked if Meeker has had a lawyer create their new bylaws couldn't we duplicate them. Peter said there are different formations based on whether you have an existing board or are starting new, in the case of Meeker. Peter said one of the formations would require we abolish this board and form a new board. Tim said we do need to address this issue. Karen said she likes the idea of reviewing the bylaws with the attorney. Peter asked if a work session in the evening would work better which everyone felt would work better

## 8. Information

- a. Goals and By-Laws for the RDA – The Board would like to have a work session to review and ask questions concerning the current bylaws. Peter will send out dates and options for when that could happen.
- b. Electronic Copy of the Rangely Airport Master Plan (*Not included in the packet*)

## 9. Adjourn

Meeting adjourned and moved into the RDC meeting.

6 – Old Business  
7- New Business

TOWN OF RANGELY  
BALANCE SHEET  
APRIL 30, 2017

ECONOMIC DEVELOPMENT FUND/RDA

<u>ASSETS</u>			
73-10100	CASH - COMBINED FUND	327,791.74	
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			465,750.78
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
73-21500	ACCOUNTS PAYABLE	4,756.74	
73-23172	SECURITY DEPOSIT RESERVED	5,275.00	
TOTAL LIABILITIES			10,031.74
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
73-29800	FUND BALANCE	453,387.64	
	REVENUE OVER EXPENDITURES - YTD	2,331.40	
BALANCE - CURRENT DATE		455,719.04	
TOTAL FUND EQUITY			455,719.04
TOTAL LIABILITIES AND EQUITY			465,750.78

TOWN OF RANGELY  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 4 MONTHS ENDING APRIL 30, 2017

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>REVENUES</u>					
73-30-100	HOUSING REVENUE	5,225.00	15,027.50	55,000	39,972.50	27.32
73-30-200	INTEREST EARNINGS CD	.00	28.36	100	71.64	28.36
73-30-500	MISCELLANEOUS INCOME	8,409.72	8,409.82	26,000	17,590.18	32.35
	TOTAL REVENUES	13,634.72	23,465.68	81,100	57,634.32	28.93
	TOTAL FUND REVENUE	13,634.72	23,465.68	81,100	57,634.32	28.93

TOWN OF RANGELY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 4 MONTHS ENDING APRIL 30, 2017

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	1,041.01	4,472.00	26,000	21,528.00	17.20
73-40-250 HOUSING MANAGEMENT EXPENSE	4,554.50	14,551.30	45,000	30,448.70	32.34
73-40-260 HOUSING MAINT/REPAIRS	181.60	1,434.06	2,000	565.94	71.70
73-40-270 UTILITIES	20.64	61.92	200	138.08	30.96
73-40-300 MARKETING	315.00	615.00	1,500	885.00	41.00
73-40-301 GRANT EXPENSES	.00	.00	50,000	50,000.00	.00
TOTAL OPERATING EXPENSES	6,112.75	21,134.28	124,700	103,565.72	16.95
<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	6,112.75	21,134.28	129,700	108,565.72	16.29
TOTAL FUND EXPENDITURES	6,112.75	21,134.28	129,700	108,565.72	16.29
NET REVENUE OVER EXPENDITURES	7,521.97	2,331.40	48,600-	( 50,931.40)	4.80

TOWN OF RANGELY  
BALANCE SHEET  
MAY 31, 2017

ECONOMIC DEVELOPMENT FUND/RDA

ASSETS

73-10100	CASH - COMBINED FUND	340,517.71	
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		478,476.75

LIABILITIES AND EQUITY

LIABILITIES

73-21500	ACCOUNTS PAYABLE	9,539.64	
73-23172	SECURITY DEPOSIT RESERVED	5,275.00	
	TOTAL LIABILITIES		14,814.64

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
73-29800	FUND BALANCE	453,387.64	
	REVENUE OVER EXPENDITURES - YTD	10,274.47	
	BALANCE - CURRENT DATE	463,662.11	
	TOTAL FUND EQUITY		463,662.11
	TOTAL LIABILITIES AND EQUITY		478,476.75

TOWN OF RANGELY  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 5 MONTHS ENDING MAY 31, 2017

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
73-30-100 HOUSING REVENUE	5,175.00	20,202.50	55,000	34,797.50	36.73
73-30-200 INTEREST EARNINGS CD	27.47	55.83	100	44.17	55.83
73-30-500 MISCELLANEOUS INCOME	12,268.65	20,678.47	26,000	5,321.53	79.53
TOTAL REVENUES	17,471.12	40,936.80	81,100	40,163.20	50.48
TOTAL FUND REVENUE	17,471.12	40,936.80	81,100	40,163.20	50.48

TOWN OF RANGELY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 5 MONTHS ENDING MAY 31, 2017

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	731.56	5,203.56	26,000	20,796.44	20.01
73-40-250 HOUSING MANAGEMENT EXPENSE	8,959.00	23,510.30	45,000	21,489.70	52.25
73-40-260 HOUSING MAINT/REPAIRS (	348.15)	1,085.91	2,000	914.09	54.30
73-40-270 UTILITIES	20.64	82.56	200	117.44	41.28
73-40-300 MARKETING	165.00	780.00	1,500	720.00	52.00
73-40-301 GRANT EXPENSES	.00	.00	50,000	50,000.00	.00
TOTAL OPERATING EXPENSES	9,528.05	30,662.33	124,700	94,037.67	24.59
<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	9,528.05	30,662.33	129,700	99,037.67	23.64
TOTAL FUND EXPENDITURES	9,528.05	30,662.33	129,700	99,037.67	23.64
NET REVENUE OVER EXPENDITURES	7,943.07	10,274.47	48,600-	( 58,874.47)	21.14



**(Revision 5 – Dec. 28, 2016)**

**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%)**
  - 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.)
  - 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.
  - 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.
  - Project Funding is to be utilized within 12 months from the date of award.
  - ***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

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



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: VICTOR SAENZ Shari Saenz

ADDRESS: 302 WEST main  
Rangely CO. 81648

PHONE NUMBER: 970 6298471 DATE: 6-2-17

PROPERTY OWNER OR LESSEE: VICTOR + Shari Saenz

SCOPE OF PROPOSED PROJECT (a brief description of the planned renovation or improvement): Rebuild TO code deck/landing and STEPS,  
Rebuild small patio division wall on east side.  
at bottom of steps and Repaint all walls.  
Also Repair parking lot on west side w/  
ASPHALT AND GRAVEL,

ESTIMATED COST OF PROPOSED PROJECT: 12,080.00

DESCRIBE HOW ESTIMATED COST DETERMINED: by bids

AMOUNT OF GRANT REQUESTED UNDER RDA PROGRAM: 7500.00

PROPOSED DATE TO COMMENCE PROJECT: as soon as possible

PROPOSED DATE TO COMPLETE PROJECT: Before end of summer

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

Victor Saenz, Shari Saenz  
APPLICANT SIGNATURE DATE

E. Chivas

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

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

EL AGAVE  
 302 W. MAIN ST.  
 RANGELY CO 81648  
 (248) 302-0062

CUST # 3122  
 TERMS: STATEMENT  
 REF. # BID 5/30/2017 RP

ORDR # 964020  
 DATE : 5/30/17  
 CLERK: RP  
 TERM # 557  
 TIME : 9:34  
 \*\*\*\*\*  
 \* SPEC ORDER \*  
 \*\*\*\*\*

QUANTITY	UM	ITEM	DESCRIPTION	LOC	PRICE/PER	EXTENSION
8	EA	LABOR	BID ON ASPHALT REPAIR AND GRAVEL		120.00 /EA	960.00 N
6	EA	B	TWO MAN WITH BOBCAT		600.00 /EA	3,600.00
45	EA	B	GRAVEL		17.00 /EA	765.00
8	EA	LABOR	ASPHALT PATCH		65.00 /EA	520.00 N
			TWO MAN ASPHALT REPAIR			
**ORDER*ORDER*ORDER*ORDER**						
DEPOSIT AMT .00						4365.00
BALANCE DUE 6128.73						1480.00
						5845.00
						283.73
						6128.73

(ARTURO OLIVAS )

**Nicolas Lefavre Remodel/Construction**

niclremodel@yahoo.com

ESTIMATE

**ADDRESS**

Victor  
El Agave  
302 W main st.  
Rangely, Co 81648 USA

**ESTIMATE # 1058**

**DATE 05/30/2017**

**Labor**

scrape, caulk and putty as needed, repaint walls and trim on east and west side and upper south side of building

1	2,200.00	2,200.00
---	----------	----------

**Material**

1	1,650.00	1,650.00
---	----------	----------

**Labor**

Remove and rebuild to code, deck/landing and steps, rebuild small patio division wall on east side at bottom of steps

1	792.00	792.00
---	--------	--------

**Material**

1	1,200.00	1,200.00
---	----------	----------

**Permit**

1	110.00	110.00
---	--------	--------

A down payment of 50% is due upon start of project with final 50% due upon completion.

**TOTAL**

**\$5,952.00**

Accepted By

Accepted Date

## 8 – Information



## 2017 Contract SOW Additions

Community Facilitation	
Item	Cost
Plan and lead a community facilitation event that will encourage stakeholder and public participation in the identification of additional economic development initiatives with broad-based support	2,500
Develop a utility bill insert to inform residents of the event as well as other fliers and notifications.	
Catered food, non-alcoholic beverages, production and presentation material are additional reimbursable expenses. Budget will be determined with input from County/Town	TBD
<b>Year 2 Subtotal</b>	<b>2,500</b>

Aircraft Maintenance, Repair, and Overhaul Operation	
Item	Cost
Recruit an aircraft operator and determine operational/financial challenges that will be faced by starting an aircraft operation in Rangely.	\$28,800
Partner with the County and the Rangely Chamber of Commerce to determine if Rangely City will determine and apply for help securing the appropriate financing to close the gap.	
Success fee payable upon delivery of a signed operator agreement with an aircraft operator.	\$7,200
<b>Year 2 Subtotal</b>	<b>\$36,000</b>

No Change to MRO SOW

Call Center	
Item	Cost
Recruit a call center operator and determine and address workforce challenges that may be faced by starting a new call center location in Rangely;	\$24,000
Partner with Accelerant Business Solutions Provider to perform community screening of potential applicants. Results will be compiled into a database and used to determine a community profile and to identify companies that are the best fit	
Identify training programs that can provide functional skills training to workforce.	
Completing a training course may improve workforce suitability with future employers;	
Work with key stakeholders to identify a suitable building(s) to accommodate a call center operator;	
Prepare marketing collateral that highlights the available building, technological infrastructure, workforce characteristics, and incentives;	
Actively pursue call center operators to locate a call center in Rangely;	
Success fee payable upon delivery of a signed operator agreement with a call center operator.	\$5,000
<b>Year 2 Subtotal</b>	<b>\$29,000</b>

Community Market Video	
Item	Cost
Prepare a video that highlights favorable characteristics of the community	\$12,000
Better City will travel to four different strategic sites/locations in and around Rangely to film various assets/activities. Footage obtained from these sites will then be used to create various videos that will be used for the Town's marketing/branding initiatives. Both aerial and ground footage will be obtained from these sites. These videos include:	
One (1) full-length (approximately 2 minutes and thirty seconds) marketing video to be used on Youtube, Facebook, Town website, and other advertising platforms	
Four (4) short (30 seconds) cuts to be used on various social media and other advertising and marketing platforms.	
<i>Ad-purchases are not included within this budget</i>	
Better City will also provide thirty (30) high-resolution still-frame images to the client that correspond to the assets/activities captured at the four sites/locations.	
Reimbursable expenses (travel, lodging, food, etc.) will be billed separately as incurred based on the number of filming excursions requested by the client. Reimbursable expenses will not exceed \$1,000 per trip)	TBD
<b>Year 2 Subtotal</b>	<b>\$12,000</b>

<b>Adjusted Year 2 Proposal</b>	<b>\$79,500</b>
Unallocated Amount from Original Budget	\$21,500
<b>Total Original Budget</b>	<b>\$101,000</b>



Elaine & Steve Urie  
2424 E Main St  
Rangely, Colorado 81648  
675-5766

RDA Board  
Rangely, Colorado 81648

Attn: Brad, Karen, Konnie, Lenora, Sarah, Andrew, Tim

RE: Grant Approval old Ace Hi Porch

To All the Board Members,

I just want to send a note to express my thankfulness to the Board for approving my grant application to renovate the old Ace Hi porch. It will certainly help to change the appearance of Rangely's Main St.

As I stated in the meeting, my heart desires to have a place where youth can come and connect into a positive environment as well as adults and people traveling through town. My hope is that it becomes a source for the use of the community, and all for good with lots of fun!! And you might think about how you could take part as a volunteer.... I can visualize instruments and voices out front, a theater and dinner or movie in the "Theater Room" as Rodney calls it. A basketball area, contained camp fire, and much more!!!

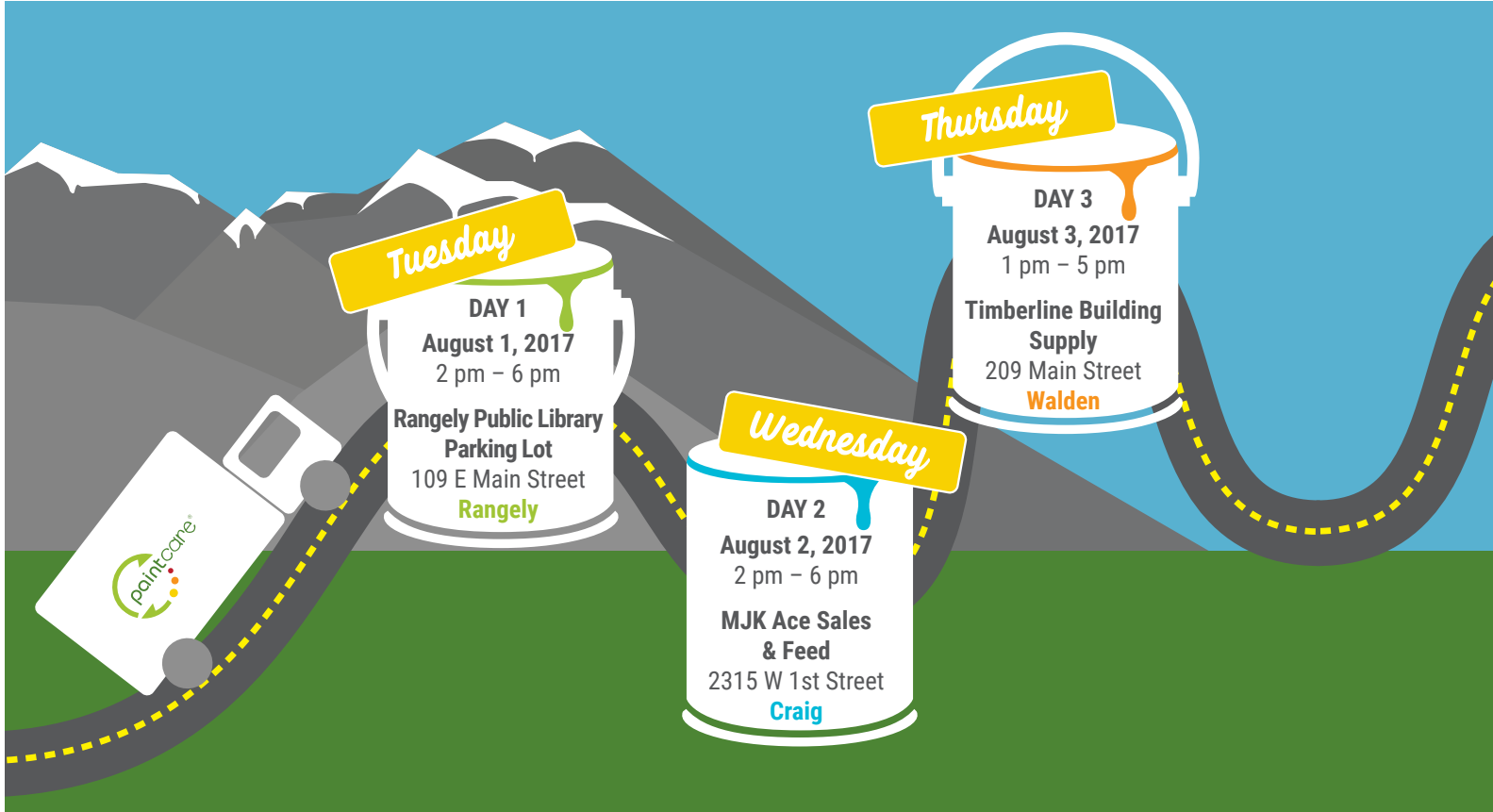
So I will try to pass on my attitude of Gratitude for your graciousness extended to my projects approval. My heart says....Thanks!!! Steve tells everyone it is not his project but his wife's, he he he!!!! But he helps, especially the tearing down phase with the track hoe and takes pride in his dirt work!!! : )



*Elaine*  
**Elaine..... : )**



# Recycle Your Leftover Paint at PaintCare Colorado Paint Sweep Days



## WHAT PAINT PRODUCTS CAN YOU BRING?

Rain or shine, we're holding a series of paint drop-off events in your area. You may bring most types of paint, stain and varnish. Households: bring as much paint as you want to recycle (no limits on quantity of paints we accept - see list below). Businesses: bring as much latex paint as you want to recycle, but there are restrictions on how much oil-based paint you can bring if your business generates more than 220 pounds (about 20-30 gallons) of hazardous waste per month. Contact PaintCare for details.

## WE ACCEPT

*Containers must have original manufacturer labels.  
This event is for the following products only:*

- ✓ House paint and primers (latex or oil-based)
- ✓ Stains
- ✓ Deck and concrete sealers
- ✓ Clear finishes (e.g., varnishes, shellac)

## WE CAN'T ACCEPT

- ✗ No leaking, unlabeled or empty containers
- ✗ No aerosol spray paints
- ✗ No drums or containers larger than 5 gallons
- ✗ We cannot accept other hazardous waste or chemicals, such as paint thinner, solvents, motor oil, spackle, glue, adhesive, roofing tar, pesticides, cleaning chemicals

Recycle with PaintCare



Paint manufacturers created PaintCare, a non-profit organization, to set up convenient places for you to recycle leftover paint. We have set up drop-off sites throughout Colorado where you can take smaller amounts of paint all year long. To learn more or find a year-round PaintCare drop-off site near you, visit [www.paintcare.org](http://www.paintcare.org) or call (855) 724-6809.

Board meets as needed

## RDA Committees:

**Grant/Loan:** Lenora Smuts,  
Karen Reed & John Payne

## TOWN OF RANGELY

**Peter Brixius, Town Manager**

**Home #:** 970-675-2192

**Cell #:** 970-589-5547

**Work #:** 970-675-8476

**Address:** 209 E Main Street

**E-mail Address:**

[pbrixius@rangelyco.gov](mailto:pbrixius@rangelyco.gov)

-----  
**Joe Nielsen, Mayor**

**Home #:** 970-675-2192

**Address:** 805 Pinyon Court

**E-mail Address:**

[dad\\_of\\_redheads@yahoo.com](mailto:dad_of_redheads@yahoo.com)

-----  
**Andy Shaffer, Mayor ProTem**

**Home #:** 970-675-2632

**Address:** 214 W Rangely Ave

**E-Mail Address:**

[ashaffer@summitmidstream.com](mailto:ashaffer@summitmidstream.com)

## Rio Blanco County

**Katelin Cook**

**Work #:** 970-878-9474

**Address:** 209 E Main Street

**E-mail Address:**

[katelincook@co.rio.us](mailto:katelincook@co.rio.us)

<b>2011</b>	<b>CHAIRMAN, Brad Casto</b>
<b>Home #:</b>	970-675-8031
<b>Cell #:</b>	970-629-3078
<b>Work #:</b>	970-675-5051
<b>Address:</b>	1321 La Mesa Circle
<b>E-mail Address:</b>	napabrad2000@yahoo.com
<b>2017</b>	<b>Konnie Billgren</b>
<b>Home #:</b>	337-852-5911
<b>Work #:</b>	970-675-5290
<b>Address:</b>	1340 La Mesa
<b>E-mail Address:</b>	rangelychamber@gmail.com
<b>2005</b>	<b>Sarah Nielson</b>
<b>Home #:</b>	970-675-5233
<b>Cell #:</b>	970-629-2253
<b>Work #:</b>	970-675-2090
<b>Address:</b>	102 E. Main St
<b>E-mail Address:</b>	sarah@rangelyconoco.com
<b>2011</b>	<b>Karen Reed</b>
<b>Cell #:</b>	970-629-2357
<b>Work #:</b>	970-675-2299
<b>Address:</b>	117 W. Main St
<b>E-mail Address:</b>	ravenrealty@centurytel.net
<b>2002</b>	<b>Lenora Smuts</b>
<b>Home #:</b>	970-878-9025
<b>Cell #:</b>	970-574-7135
<b>Work #:</b>	970-675-8481x10215
<b>Address:</b>	222 W. Main St
<b>E-mail Address:</b>	lsmuts@banksanjuans.com
<b>2011</b>	<b>Tim Webber – Vice Chair</b>
<b>Cell #:</b>	970-629-1715
<b>Work #:</b>	970-675-8211
<b>Address:</b>	611 S. Stanolind Ave
<b>E-mail Address:</b>	twebber@westernrioblanco.org
<b>2016</b>	<b>Andy Key</b>
<b>Cell #:</b>	970-629-8684
<b>Address:</b>	401 Rider Rd.
<b>E-Mail Address:</b>	andykey87@outlook.com

<b>2016</b>	<b>Tim Winkler – Ex-Officio RBWCD Board</b>
<b>Home #:</b>	970-675-8816
<b>Address:</b>	211 W Raven
<b>E-Mail Address:</b>	Tim420@centurytel.net
<b>2016</b>	<b>Joyce Key – Ex-Officio RE-4 School District Board</b>
<b>Home #</b>	970-675-2494
<b>Address</b>	501 Hilltop Dr.
<b>E-mail Address:</b>	Joycekey6@gmail.com
<b>2016</b>	<b>Sandy Payne – Ex-Officio Library District Board</b>
<b>Home #:</b>	970-675-8278
<b>Address:</b>	1228 La Mesa Circle
<b>E-mail Address</b>	Sanpay333@msn.com
<b>2016</b>	<b>John Payne – Ex-Officio Rangely District Hospital Board</b>
<b>Home #:</b>	970-675-8278
<b>Address:</b>	1228 La Mesa Circle
<b>E-mail Address:</b>	jospayne@netscape.com
<b>2017</b>	<b>Jeff Rector – Ex-Officio County Commissioner</b>
<b>Cell #:</b>	970-629-2614
<b>Address:</b>	3387 Cnty Rd 102
<b>E-mail Address:</b>	Jeffrector16@gmail.com jeff.rector@rbc.us
<b>2016</b>	<b>Ron Granger – Ex-Officio CNCC RJCDB</b>
<b>Cell #:</b>	970-629-3631
<b>Address:</b>	
<b>E-mail Address:</b>	Ronald.granger@cncc.edu
<b>Cell #:</b>	
<b>Work#:</b>	
<b>Address:</b>	
<b>E-mail Address:</b>	

RANGELY DEVELOPMENT AGENCY

TOWN OF RANGELY

URBAN RENEWAL PLAN

12/19/90

"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."



A. BASIS FOR PLAN

For some time now, the Rangely Economic Development Committee has been struggling with the problem of how to make downtown Rangely a truly attractive and marketable area for business. The Town has made good efforts in the past with additions of planters, benches, street trees and brick pavers. These improvements have occurred in the public right-of-way or on landscape easements and have addressed the appearance of Main Street in a limited way.

The Economic Development Committee feels strongly that something more than this cosmetic, band-aid effort is needed in Rangely. The idea of a revolving loan fund for renovations and site improvements was talked about at length during meetings, and while the Economic Development Committee feels a loan program is vital, it again does not address the entire scope of business problems in Rangely. Main Street is characterized by vacant lots, vacant and dilapidated buildings, non-compatible uses, and an individual ownership pattern that hinders new construction because enough land cannot be assembled to do a project of sufficient size.

In order to have the ability to address the entire scope of the business investment problem in Rangely, the Economic Development Committee is recommending the establishment of a Rangely Development Agency under the Urban Renewal Law provisions of the Colorado Revised Statutes, (31-25-101 et. seq.).

After due public notice, at its regular meeting May 23, 1989, the Rangely Town Council held a public hearing after which they took unanimous action to proceed with the establishment of a Rangely Development Agency.

A survey was performed in May of 1989 of structures and properties within the proposed boundary for this Urban Renewal Area.

Surveyed were 194 properties including 111 dwelling units and 139 other structures. Of the 111 dwelling units, 39 or 35% were substandard in some respect that conditions of "blight" were met as defined in the statutes. Forty-seven other structures, or 33.8% of that also fell within the category of "blight". Other structures include commercial, industrial, and secondary use buildings within the proposed urban renewal district.

Not only structural conditions were surveyed but also factors such as non-compliance with flood plain regulations, sites subject to major subsidence and erosion; inadequacies due to size, access to light, proximity to Highway 64, and chronic problems of inadequate drainage.

During the survey other factors contributing to blight and slum conditions were identified. These included vacant lots and portions of commercial/industrial lots which were badly littered with refuse and other debris. Of the 29 vacant lots included in the district, 13 or 44.8% of those lots are in conditions of "blight".

B. PROJECT BOUNDARIES

The boundaries of the Urban Renewal Project area shall be as shown on a map entitled: "URBAN RENEWAL PROJECT AREA BOUNDARIES, Rangely Development Agency, May 1989". The Project Area includes industrial and commercially zoned areas of the town.

For purposes of property tax increment financing or sales tax increment financing, subareas may be established in accordance with the following procedures:

- (a) Preparation and recommendation by Rangely Development Agency.
- (b) Review and comment by Planning and Zoning Commission.
- (c) Notification to all special districts affected.
- (d) Action by the Board of Trustees following a public hearing.

C. PLAN GOALS AND OBJECTIVES

The goals and objectives of the Plan are to undertake programs and activities for the elimination and for the prevention of the development or spread of blight and slum conditions. Such programs and activities, among other things, shall lead to the revitalization and growth of the business district, all in cooperation and in partnership with the private sector.

Business Goals and Objectives

- 1. To encourage revitalization of and business renovation and expansion within the business district.
- 2. To assist business in leveraging and obtaining capital at reasonable interest rates.
- 3. To provide public improvements, such as public parking areas, drainage, sidewalks, and amenities, such as landscaping.



(3)

4. To encourage the renovation of existing buildings and the construction of new buildings in an attractive and interesting manner.
5. To relieve traffic congestion in the business district and make it attractive to pedestrians.
6. To encourage a variety of business uses that will motivate people to shop in Rangely.
7. To provide technical advice in financing, site layouts, architecture, and market research.
8. To use effectively undeveloped and underdeveloped lots in a way that will benefit the owner and business district.
9. To encourage new entrepreneurial activity among the residents of Rangely.

#### Guidelines

1. The Plan shall complement and be in conformance with the Master Plan of Development for the Town of Rangely.
2. The input and participation of responsible citizens in activities and programs shall be solicited.
3. Emphasis will be placed on programs and activities to assist owners in rehabilitating and renovating structures where such services are requested.
4. Acquisition of property and/or buildings through purchase or condemnation shall be carried out only as a last resort such as to make a marketable parcel.
5. The advice, assistance, and technical expertise of state, federal, and private agencies shall be sought provided the independence of the Town is preserved.

#### D. PLAN ACTIVITIES

The activities and programs of the Agency shall be carried out in accordance with the Plan, applicable law, and policies of the Board of Trustees of the Town of Rangely and shall further the goals and objectives as stated herein.

##### 1. Loan Program

- a. Using Rangely Development Agency funds, loans to local businesses and businesses working in the

(4)

district will be provided. These loans will be offered at market or below market rates and can be used for:

- site improvements
- facade renovations
- operating and start-up costs "
- capital construction of additions or major renovations
- new capital construction

- b. The Rangely Development Agency can enter into agreements with lending institutions and business persons to guarantee all or portions of commercial loans. In this way, lower interest rates can be secured in this community, and start-up businesses will be given easier access to capital.

These loans are not intended to be used for normal building maintenance.

Priority will be given to loans in the \$1,000 to \$3,000 range when private sector activities occur at the same time to complement the loans. These "smaller" loans will help insure that grantees can remain on a timely repayment schedule as this revolving loans fund pool should in no way be construed as a "grant" program.

## 2. Assemble Land For Development

- a. The Rangely Development Agency will have the ability to purchase property to form a marketable-sized parcel. Priority will be placed on acquisition by negotiation and voluntary sale or lease. The Agency may also acquire lands for public parking or other public improvements in the business district. During such time as acquired property is owned by the Agency, such property shall be under the management and control of the Agency and may be rented or leased pending its disposition for development or rehabilitation. Nothing herein shall prevent the Agency from negotiating long-term land leases, provided the development thereon is accomplished by others.

Where the Agency acquires property through either purchase or condemnation, it shall clear and prepare the site for development.

All property acquired by the Agency in the Plan Area will be sold, leased, or otherwise disposed of for redevelopment in accordance with the provisions in this Plan and the Colorado Urban Renewal Law. The

Agency will reserve such powers and controls in the disposition and development documents as are necessary to prevent the transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Plan.

All agreements, deeds, and other instruments between the Agency and a redeveloper will impose covenants running with the land from the date of the deed which requires purchasers of the land in the Plan Area to:

- a. develop and use the property in accordance with the provisions of this Plan;
- b. begin and complete the improvements within a period of time determined by the Authority to be reasonable;
- c. not discriminate upon the basis of race, color, creed, sex, or national origin in the sale, lease, rental, use, or occupancy of the property or of any improvements erected or to be erected thereon, or any part thereof.

3. Public/Private Partnerships

The Rangely Development Agency will enter into innovative partnerships with the private sector to prevent and eliminate the spread of blight in this district. These partnerships could take the form of: provision of public improvements, tax credits, land clearance, grants or matching grants, site rehabilitation and development, and equity positions. The Rangely Development Agency encourages innovative and flexible partnerships that serve to benefit this community in the long term.

E. LAND USE PLAN AND PROVISIONS

The land use designations shall be recommended by the Agency working in conjunction with private owners, builders, and/or developers. Such land use designations shall be in accordance with the Master Plan of Development of the Town of Rangely and shall conform to one or more of the zoning designations as contained in the Zoning Ordinance of the Town of Rangely. The Agency shall seek or authorize others to seek approvals of zoning classification, subdivisions, developments, and uses in accordance with the laws, codes, ordinances, rules, and regulations of the Town of Rangely and in accordance with the goals and objectives and guidelines of this Plan. Nothing herein will prohibit the Agency from establishing provisions,

requirements, and conditions more restrictive than the applicable laws, codes, ordinances, rules, and regulations of the Town provided that such restrictions are in furtherance of the goals and objectives of the Plan.

The foregoing provisions, regulations, requirements, and conditions concerning redevelopment under the Plan shall be in full force and effect and shall run with all land to be acquired and disposed of by the Agency and may also be applied by the Agency to land and improvements as a condition of the availability of financing and other services to the owner thereof.

#### F. PLAN FINANCING

This plan is to be financed by the Rangely Development Agency by the several means permitted under the Colorado Urban Renewal Law, as amended, or by any other available source of financing permitted by law. The Agency is authorized to finance this Plan by property tax increments, sales tax increments, interest earnings, grants, transfers, loans, or any other available source, except that in no instance shall such plan be financed by the proceeds of property taxes that cause or lead to an increase in property tax rates. The Agency is authorized to borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness will be paid from tax increments, leases, or any other funds available to the Agency.

In establishing a method of property tax increment financing, only that portion of the property tax due the Town of Rangely shall be included. All taxes due to other taxing jurisdictions shall be due and payable as provided by law. Furthermore, as provided by law, all property sold, leased, or otherwise disposed of by the Agency shall be subject to all taxes of the State or any other public body thereof.

#### G. CHANGES IN THE APPROVED PLAN

This plan may be modified pursuant to the provisions of the Colorado Urban Renewal Law governing such modification, including Section 31-25-107, C.R.S., as the same may be amended from time to time.

#### H. MINOR VARIATIONS

In specific cases, where a literal enforcement of the provisions contained in the Urban Renewal Plan constitutes an unreasonable limitation beyond the intent and purpose of these provisions, the Agency may allow minor variances from these provisions.

Page 2  
Resolution  
Urban Renewal Plan  
January 4, 1991

4. that the urban renewal plan entitled Rangely Development Agency Town of Rangely Urban Renewal Plan 12/19/90 is hereby approved and the Town Clerk is hereby directed to make copies available for public viewing.

PASSED, APPROVED, ADOPTED this 12th day of February 1991.

RANGELY BOARD OF TRUSTEES

ATTEST:

Frances Green  
Frances Green, Mayor

Daniel L. Cooley  
Daniel L. Cooley, Town Clerk