

Town of Rangely

RDA Packet August 24, 2016 @ 7:30 a.m



1 – Agenda

AGENDA RANGELY DEVELOPMENT AGENCY

August 24, 2016 *** 7:30 a.m. ***

Brad Casto, Chairman

Lenora Smuts - Treasurer Karen Reed David Morton Sarah Nielson Tim Webber – Vice Chair Andrew Key

Ex-Officio

Jon Hill - Rio Blanco County Commissioner
School District Representative – Vacant
Tax Entity Representative - Vacant

- 1) Call to Order
- 2) Roll Call
- 3) Approval of Minutes of July 20, 2016.
- 4) Changes to the Agenda
- 5) Old Business
- 6) New Business
 - a. Discussion and Review with Better City the Housing and Retail Implementation Spread Sheet and the TIF breakout
 - b. Discussion and next steps related to the education of the individual taxing entity boards;
 - c. Discussion and action to approve a Facade Grant Request by Elizabeth Robinson Studio (Support information to follow)
 - d. Approval of the Financial Statement for July 2016
- 7) Information
 - a. Article placed in the Herald-Times
- 8) Adjourn

3 – Minutes

MINUTES RANGELY DEVELOPMENT AGENCY July 20, 2016 Following the RDC Meeting

Brad Casto, Chairman

Lenora Smuts - Treasurer Karen Reed David Morton Sarah Nielson Tim Webber Andrew Key

- 1) Call to Order Brad Casto called the meeting to order following the RDC meeting.
- 2) <u>Roll Call</u> Brad Casto, Lenora Smuts, Sarah Nielson, Karen Reed, Tim Webber, David Morton. Andrew Key was absent.
- 3) <u>Approval of Minutes of June 8, 2016.</u> Motion to approve the minutes of June 8, 2016 made by Lenora Smuts, seconded by Karen Reed, motion passed
- 4) Changes to the Agenda None
- 5) Old Business None

6) New Business

- a. Discussion and action to accept the May 2016 Financial Statement. Peter stated that we have had a few vacancies at the Townhomes. Under professional/technical cost code 220, most of the sampling is with Walter Environmental at the 5S-Station to remediate contamination at the parking lot. Brad asked if it is almost complete. Peter stated that we were told that approx. 3 more rounds of sampling would be needed in order to be closed out during the middle of 2017. Tim asked if it is part of the grant. Peter stated that remediation expenses get reimbursed by the state through Brownsfield. Sara asked how often we pay the management expense. Lisa stated that the majority of that goes to Senergy and that is monthly. Brad asked if we set the deposits or if Senergy sets them. Peter stated that we had agreed on one month's deposit equivalent to a year's lease. Brad asked who takes care of repairs. Peter stated that we take care of minor repairs and Senergy takes care of the major repairs. Lenora asked if there is a price set on what is considered major repairs. Peter stated that work beyond minor paint, patching, minor carpentry, plumbing and landscaping would be considered major repairs. Lisa stated that we take a management fee and a maintenance fee out of the rents every month. Karen asked if we keep the deposit if there is damage. Perter stated that yes we do. Peter stated that our contract will be up in about a year and a half and then it will be all Senergy's responsibility. Motion to approve the May 2016 Financial Statement made by Dave Morton, seconded by Lenora Smuts, motion passed.
- b. Nomination and selection of RDA Vice Chair Motion to nominate Tim Webber to be the RDA Vice Chair made by Sara Nielson, seconded by Karen Reed, motion passed.

- c. Discussion on steps to be taken in order to add board members to the RDA representing the county, the school district and a special district representative. Peter stated that he met with the county commissioners and John Hill was the logical choice since he is the commissioner on this end. The commission agreed on this decision. Matt is on vacation but Peter has a call in to him to see who they would nominate from their board. Tim asked what the hospitals reaction was to the presentation. Peter stated that they were very optimistic. Tim stated that there is a Raw Water meeting coming up and a lot of the districts will be there and we could talk to them at that time. Brad stated that he had spoken to Andy Key and that the water district and Library had spoken to him and that they weren't fully on board with it yet. Brad feels that their issue is that they think they won't be represented well at the table. Karen asked if there needs to be some sort of guidelines for who is representing them. Brad stated he isn't sure how we could fix it. Sara asked how many special districts there are. Brad stated that there are 7 and that Andy had mentioned that maybe we need to add one person from each district. Brad stated that this would get to be a big board, but he doesn't want to see it fall apart. Sandy Payne stated that overall as far as the TIF portion went, the Library board was fine with the concept. They were somewhat concerned with the project side. Lisa Hatch stated that she doesn't think that it would be a bad idea to have all of them have a place at this table until we get through this project. Tim stated that yes the special districts need to be on board for this to work but how do you give them equal representation. Peter re stated that the council does not appoint members to this board. The Mayor validates the RDA's nominations to the board. This body nominates, and the Mayor confirms appointment. Tim stated that if you make the board too big, are you going to have people who are going to serve and show up. Lisa Hatch stated that we should always give them an invite so that they can be heard. Peter stated that Better City is coming in August and wanted to know if we wanted them to help in this process. Tim asked what the two boards were that Peter had talked to. Peter stated that they were the library district and the hospital district. Peter stated that he mentioned to them that we would come back with a specific dollar amount on the 15 year Pro Forma so that they could see the impact of what they were looking at. Tim stated he feels it all comes back to if you have one representative, what kind of weight will that carry. David stated that it is still an individual agreement with each of the districts. We need to know if they are backing the idea or not. We need to keep the communication open. Brad feels that a lot of them are on board with the TIF project but feel they are worried about having representation and a voice in the future. Peter stated that maybe we need to bring the board and expand it to the 13 with special district representatives. Then we have 3 ex-officio with the county, the school district and 4 special taxing entity representatives on that board. Tim thinks we need to go back and talk to these boards and maybe to the directors and ask them if they would be up for this. Brad and Tim will be talking to them about this.
- d. Discussion leading to the development of an assignable Option Agreement to purchase properties for a negotiated price. Term of the agreement to be determined. (Derek Walker presenting Agreements and Terms to the Board) Derek stated that the purpose of this is to get familiar with how option agreements work and some ideas of what the terms might look like so that we can hopefully come to an agreement on what route to pursue and what terms. It is important that we control the lands cost variable before we go out to recruit a developer. Developers have a good grasp on what their construction costs will

be and what market rents they are looking at. Usually the biggest unknown variable is the land cost. We need to have a location locked down before we bring a developer in. An option agreement only gives the buyer the right to purchase the land, it's not an obligation. This does take the property off the market for awhile. The land owner will typically expect to be compensated for the time that the property is off the market. PSA's are typically 3-6 months long, whereas with option agreements, these are typically much longer. They can be 1-3 years. PSA's typically don't have non-refundable considerations like there are with option agreements. With an option agreement the maximum exposure to loss is the consideration that is offered. This can range from \$100-2,000 and hopefully doesn't go higher than that. With the option agreement, if no developer comes to buy the land and the agreement expires, the owner would keep the consideration, but there is no obligation to purchase the land. The property we are looking at is still the location of the former Moose Head Lodge and the family trust next it for a total of about 4 1/2 acres. The target purchase price to aim for is between \$300-350,000 for both properties. The term length recommended is usually one year plus the option for another year. The next step would be to determine if this is the route that we want to pursue and come up with some of the terms, draft the option agreement and begin negotiations with the land owner. Then we can go out to RFP and begin actively recruiting developers. Tim asked how they came up with the \$300-350,000 number. Peter stated that we were originally quoted \$92,000 on the adjacent property with 1.4 acres. Peter also stated that Moose Head Lodge had recently been purchased and there would have to be some negotiation on the price. (The call with Derek was ended)

e. Discussion and action on a Facade Grant Request by Elizabeth Robinson Studio. Beth presented her grant request. Beth is concerned about going through the winter with the current state of her building. She has looked in to historical grants and could not find any funds outside of this community. The floor needs to be replaced. Water goes under the building and there was no venting when she bought the building and there was rot. The only thing holding the floor together is the sub floor that was nailed on top of the original flooring. The walls and foundation are sturdy. Peter asked if Beth is asking for the full \$10,000. Beth stated that she is. Peter asked if she could obtain another bid and Beth stated that she would. Peter stated that the guidelines generally ask for equal match. Beth stated that she feels she has tripled the match with the funds that she has spent already and that she wasn't previously aware of the Façade grant. Brad stated that we would like to have another bid and 60 days to make a decision. He asked if she could get the grant in by the next board meeting. Beth stated that she could and would like to have this done before winter and the holiday retail season. Sara feels that we should consider this and that she feels that Beth has put a lot in to this already. Tim asked if the majority of her sales were internet based or local. Beth stated in the last 5 years it has been mostly local. Lenora feels that we should also give this consideration based on Beth's investment already. Brad agrees but has some reservations on how far back we are going to go on the rules. Beth stated that the grant states that this is not for maintenance and that this is not maintenance. It is a result of development over time. David feels that we are asking for a lot of exceptions and he would rather take our time with this and be smart about it. David would like to wait on approval until the next meeting. This will give us time to look at it and get another bid. Karen stated that she sees both sides of it having put a lot of money in to her own business, but how far back are we able to go to look at what Beth has spent

on the building in the past. Beth stated that she cannot take on anymore debt, that it is not an option for her. Lisa Hatch stated that she thinks we need to help these businesses survive and agree that a little more help during this hard economic time is ok. Sara feel that what is going here is making or breaking Beth's business and that if she can't get this fixed that she will vacate the building and it will be empty. Brad stated that we are not ready to make a decision at this time and that we will have a decision at the next meeting.

7) Information

- a. RDA Plan area expansion process (See Attorney Memo)
- 8) Adjourn Meeting adjourned.

5 – Old Business

6- New Business

Better City Housing and Retail Implementation Land Acquisition and Architectural Engineering

	Cost	Town/Housing Authority	County	RDA	Total
Land Acquisition Housing	61,420	61,420			61,420
Land Acquisition Retail*	315,540	152,310	125,000	38,230	315,540
Initial Architectural and Engineering (Housing)	66,270	66,270			66,270
Total	443,230		280,000 125,000	38,230	443,230
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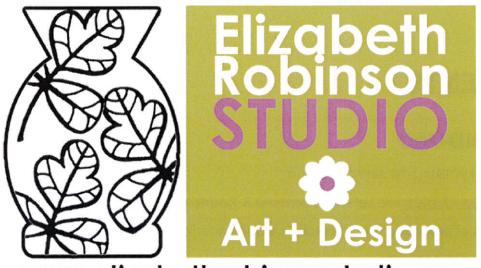
funding gap for the housing project. Any additional proceeds would be paid back to the housing authority fund. RDA from the developer through a subsequent transaction. The proceeds from the transaction would go to fill the remaining \$350k engineering design work. The public investment in the land acquisition for the retail portion of the project would be paid back to the All funds would flow through the RDA which would coordinate the land transaction, as well as secure professional architectural and

FIF Contributed to Project

0\$	\$7,148 \$194,212	\$7,148	\$7,007	\$6,870	\$6,735	\$6,603	\$12,051	\$11,815	\$11,583	\$18,414	\$18,550	\$18,186	\$17,830	\$17,480	\$17,137 \$17,480	100% \$16,801	100%	56.047	Total
\$0	\$2,159	\$79	\$78	\$76	\$75	\$73		\$131	\$129	\$205	\$206	\$202	\$198	\$194	\$190	\$187	1.1%	0.623	Rio Blanco Consv.
\$0	\$627	\$23	\$23	\$22	\$22	\$21	\$39	\$38	\$37	\$59	\$60	\$59		\$56	\$55	\$54	0.3%	0.181	School Transportation
\$0	\$12,776	\$470	\$461	\$452	\$443	\$434	\$793	\$777	\$762	\$1,211	\$1,220			\$1,150	\$1,127	\$1,105	6.6%	3.687	School General
\$0	\$15,392	\$566	\$555	\$544	\$534	\$523	\$955	\$936	\$918	\$1,459	\$1,470			\$1,385	\$1,358	\$1,332	7.9%	4.442	School Bond
\$0	\$45,875	\$1,688	\$1,655	\$1,623	\$1,591	\$1,560	\$2,847	\$2,791	\$2,736	\$4,350	\$4,382	\$4,296	\$4,212	\$4,129	\$4,048	\$3,969	23.6%	13.239	Hospital
\$0	\$34,652	\$1,275	\$1,250	\$1,226	\$1,202	\$1,178	\$2,150	\$2,108	\$2,067	\$3,285	\$3,310			\$3,119	\$3,058	\$2,998	17.8%	10	Rangely Town
\$0	\$22,558	\$830	\$814	\$798	\$782	\$767	\$1,400	\$1,372			\$2,155			\$2,030	\$1,991	\$1,952	11.6%	6.51	Parks and Rec.
\$0	\$1,733	\$64	\$63	\$61	\$60	\$59	\$108	\$105						\$156	\$153	\$150	0.9%	0.5	Library
\$0	\$3,029	\$111	\$109	\$107	\$105	\$103	\$188	\$184	\$181			\$284		\$273	\$267	\$262	1.6%	0.874	Fire General
\$0	\$31,360	\$1,154	\$1,132	\$1,109	\$1,088	\$1,066	\$1,946							\$2,823	\$2,767	\$2,713	16.1%	9.05	County
\$0	\$842	\$31	\$30	\$30	\$29	\$29	\$52	\$51	\$50	\$80		\$79		\$76	\$74	\$73	0.4%	<i>/</i> . 0.243	Colo. River Water Conserv.
\$0	\$22,870	\$842	\$825	\$809	\$793	\$778	\$1,419			\$2,168	\$2,184			\$2,058	\$2,018	\$1,978	11.8%	6.6	Rangely Junior College
\$0	\$340	\$12	\$12	\$12	\$12	\$12	\$21	\$21	\$20	\$32	\$32	\$32	\$31	\$31	\$30	\$29	0.2%	0.098	Cemetery
Annually After Project	Total	Year 15	Year 14	Year 13	Year 12	Year 11	Year 10	Year 9	Year 8	Year 7	Year 6	Year 5	Year 4	Year 3	Year 2	Year 1	Mil Levy % of Total Levy	Mil Levy	Entity

	+		t	400	
Total Annually After Project		Year 15	Year 14	Year 13	12
11					

Total	Rio Blanco Consv.	School Transportation	School General	School Bond	Hospital	Rangely Town	Parks and Rec.	Library	Fire General	County	Colo. River Water Conserv.	Rangely Junior College	Cemetery	Entity	
56.047	0.623	0.181	3.687	4.442	13.239	10	6.51	0.5	0.874	9.05	0.243	6.6	0.098	Mil Levy % of Total Levy	
100%	1.1%	0.3%	6.6%	7.9%	23.6%	17.8%	11.6%	0.9%	1.6%	16.1%	0.4%	11.8%	0.2%	tal Levy	
\$1,867	\$21	\$6	\$123	\$148	\$441	\$333	\$217	\$17	\$29	\$301	\$8	\$220	\$3	Year 1	
\$1,904	\$21	\$6	\$125	\$151	\$450	\$340	\$221	\$17	\$30	\$307	\$8	\$224	\$3	Year 2	
\$1,942	\$22	\$6	\$128	\$154	\$459	\$347	\$226	\$17	\$30	\$314	\$8	\$229	\$3	Year 3	
\$1,981	\$22	\$6	\$130	\$157	\$468	\$353	\$230	\$18	\$31	\$320	\$9	\$233	\$ 3	Year 4	
\$2,021	\$22	\$7	\$133	\$160	\$477	\$361	\$235	\$18	\$32	\$326	\$9	\$238	\$4	Year 5	
\$2,061	\$23	\$7	\$136	\$163	\$487	\$368	\$239	\$18	\$32	\$333	\$9	\$243	\$4	Year 6	TIF Contributed to Taxing Entities
\$2,609	\$29	\$8	\$172	\$207	\$616	\$466	\$303	\$23	\$41	\$421	\$11	\$307	\$ 5	Year 7	ited to Taxii
\$9,860	\$110	\$32	\$649	\$781	\$2,329	\$1,759	\$1,145	\$88	\$154	\$1,592	\$43	\$1,161	\$17	Year 8	ng Entities
\$10,058	\$112	\$32	\$662	\$797	\$2,376	\$1,794	\$1,168	\$90	\$157	\$1,624	\$44	\$1,184	\$18	Year 9	
\$10,259	\$114	\$33	\$675	\$813	\$2,423	\$1,830	\$1,192	\$92	\$160	\$1,656	\$44	\$1,208	\$18	Year 10	
\$16,153	\$180	\$52	\$1,063	\$1,280	\$3,816	\$2,882	\$1,876	\$144	\$252	\$2,608	\$70	\$1,902	\$28	Year 11	
\$16,476 \$16,805 \$17,142 \$17,484 \$128,622	\$183	\$53	\$1,084	\$1,306	\$3,892	\$2,940	\$1,914	\$147	\$257	\$2,660	\$71	\$1,940	\$29	Year 12	
\$16,805	\$187	\$54	\$1,106	\$1,332	\$3,970	\$2,998	\$1,952	\$150	\$262	\$2,714	\$73	\$1,979	\$29	Year 13	
\$17,142	\$191	\$55	\$1,128	\$1,359	\$4,049	\$3,058	\$1,991	\$153	\$267	\$2,768	\$74	\$2,019	\$30	Year 14	
\$17,484	\$194	\$56	\$1,150	\$1,386	\$4,130	\$3,120	\$2,031	\$156	\$273	\$2,823	\$76	\$2,059	\$31	Year 15	
\$128,622	\$1,430	\$415	\$8,461	\$10,194	\$30,382	\$22,949	\$14,940	\$1,147	\$2,006	\$20,769	\$558	\$15,146	\$225	Total	
\$25,125	\$279	\$81	\$1,653	\$1,991	\$5,935	\$4,483	\$2,918	\$224	\$392	\$4,057	\$109	\$2,959	\$44	Total Annually After Project	11



www.elizabethrobinsonstudio.com

Proposal for a FACADE GRANT to repair structural issues and facade upgrades for Historic, 1940's main street building



2004



2016

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ADDITIONAL MATERIALS TO SUPPORT GRANT

- Itemized Quotes: Nic LeFevre Remodel & Rodney Cotton
- Photos of proposed facade work in addition to floor replacement
 - 8 Answers to concerns
- Please see <u>notes on Facade Grant Application</u> for comments on guidelines, <u>eligibility</u>, <u>etc.</u>

11-15 FACADE GRANT APPLICATION

PLEASE SEE COMMENTS MADE ON MISSION, GUIDELINES AND EVALUATION CRITERIA

- HISTORY OF BUSINESS, CREDENTIALS & COMMUNITY SERVICE of Elizabeth Robinson Studio, and explanation of scope of project and its necessity
- 19 HISTORY OF PREVIOUS RENOVATION, AND EXPLANATION OF CURRENT NEEDS

APPENDICES:

- 25 Inspection Report
- **26** Estimate of project and costs
- **27** Expense reports from original renovation
- 31 EXCERPT: LETTER OF SUPPORT FROM JON SCHALLERT
- 32 Press and Publications
- 36 CV

1-970.462.6538 PROPOSAL Redney Coffee 215E. 3 62 5T Rifle, Co 81650

Disce 7/7/16

Proposal Submitted To:	Work To Be Performed At:
Name Elizabeth Robinson	Studio
Street P.O. Box 514	Street 514 2. MAIN
City Reary by State C	o City Da-gley State Co
Phone 274-1239	Date of Plans Architect
We hereby propose to furnish the materials and perfo	rm the labor necessary for the completion of
Rejoist, Plate,	and Plywood Floor \$560000
Tile Hoer with	- milgrade 12"x12" flifes.
a. The wonder boar	d, growt and seal
Deplace bathroom	ront wild a door of 80000
andew (sain, 1	1000 00 door of \$ 80000
Mess. Broad, bath.	door, nuchar walls 45000
Ten thousand, is we head	the above work to be performed in accordance with the drawings and completed in a substantial workgranlike manner for the sum of the fully fully firm a Dullars (\$/0,525)
with payments to be made as follows: 12 0	thin signing and
Any atteration or deviation from above specifications involving extra- costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. As agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary meurants upon above work. Work	Respectfully submitted Color Hotto
men's Compensation and Public Liability Reservice on store work to be taken out by	Note This proposal may be withdrawn by us if not accepted within 30 days
	GEPTANCE OF PROPOSAL factory and are hereby accepted. You are authorized to do the work as spec

TOPS FORM 3850

ORIGINAL

Signature

Signature

MALLE IN U.S.A

Nicolas LeFevre remodel/construction

nicsremodel@yahoo.com

ESTIMATE

ADDRESS

Elizabeth Robinson Studio Elizabeth Robinson Studio 251 E Main St Rangely, Co 81648 USA ESTIMATE # 1026 DATE 08/03/2016

ACTIVITY	QTY	RATE	AMOUNT
Labor remove and replace all damaged sub-floor joists joists to be end coated in copper oxide and replace warped sub-floor sheathing throughout building	1	1,695.00	1,695.00
Material	1	3,500.00	3,500.00
Labor install floor covering throughout building to finish floor	1	900.00	900.00
Material	1	1,105.00	1,105.00
Labor Replace bathroom window, build awning over bathroom window, build awning over front window and door	1	625.00	625.00
Material	Ĭ	400.00	400.00
Labor create/build public message board at front of building	1	280.00	280.00
Material	1	195.00	195.00
Labor install new bathroom door	1	125.00	125.00
Material	1	160.00	160.00
Labor aesthetically modify display walls to safely anchor walls to building and one another	1	180.00	180.00
Material	1	185.00	185.00
Payment options to be decided upon acceptance of estimate. Work included for ease of access and structural stability due to	TOTAL	\$	9,350.00

Accepted By

extreme degradation of sub-floor.

Work included for ease of access and structural stability due to

Accepted Date

Scope of Work - Details (see Facade Grant Application page 11)

Cheesy photo-shopped image showing awning and message board in front of shop



Community message board for front of shop, samples



Scope of Work - Details (see Facade Grant Application page 11)

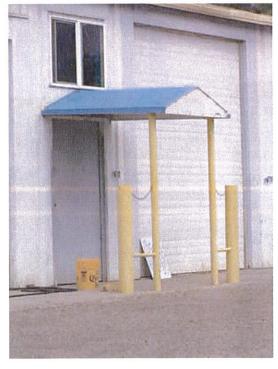
Awnings over front door and bathroom window, samples. I will also add an awning over the back door at my own expense.

back door











Existing awning over bathroom window

SCOPE OF WORK - DETAILS

(see Facade Grant Application page 11)

Install a bathroom door and window Finish and secure pony walls to roof.

Photos are current status. I have already paid for all interior trim to be finished.



bathroom door

bathroom window





pony walls





CONCERNS RAISED during last month's meeting and after:

I applied for jobs:

During our discussion last month I mentioned I had applied for several jobs this year, without success. I did this to underscore the fact that I have been trying everything I can do to contribute to my family's income, sustain the business, and look for the earned income to do the renovations myself. The assurance of a consistent income stream would both allow me to finish the renovation, invest in an expansion, as well as assure a consistent, and needed, contribution to my family's budget. Three different people took the time to mention after the meeting that saying I had applied to jobs was a major misstep, that it made it sound like I am not committed to continuing the business. I am completely flummoxed by this. The following contradicting facts, most of which were well illustrated in the proposal, make it seem self evident that I always have been, and still am, committed to continuing to run my business, as long as I am able:

- •I work hard and do what it takes- even if it means working other jobs. During the last 12 years I have waited tables, taught, and taken on other work when an greater or more consistent income stream was needed. I have also invested in working with a few subcontractors to outsource many of the ongoing tasks involved in running the business, both to ensure I can continue services if I do end up with a job, and to free me up to focus on growing the business, whichever comes first- since with growing boys now in school full time, and other increased expenses, my family requires a greater income at this point in our lives.
- •I renovated a historic building, maintained a consistently profitable creative, mission oriented start-up business, with almost no debt, for 12 years- obviously a *labor of love*. Why would I put aside such a huge investment at this point- and if that was my purpose- why would I be taking the time to put together this proposal instead of investing that same time in a wider job search?
- •I have taken the time to carefully put together this proposal and present it, twice, carefully outlining the history of the investment I made in the initial renovation, as well as my business and community involvement over the past decade, plus.
- •Among regularly supporting other local business initiatives, I took 4 days away from home and work to attend Jon Schallert's Business Bootcamp part of the County sponsored Community Reinvention Program, and have been faithful in preparing for and participating in the monthly meetings and the on site visit, putting into practice the lessons I learned, and creating a business plan that includes an effort to expand and grow my business- that Jon himself took the time to write a letter of recommendation for (excerpted on page 29.)
- •I have always served my community in various ways- such as President of the Community Gardens as well as devoting substantial amounts of time helping the group of out of town artists- known as Friends of the Tank, establish a new non--profit organization just outside of town, and donated to, and advocated for, the project locally as both an arts / cultural resource for our town and an important economic development asset, coordinating events for them and assisting with fundraising; all while keeping the business running and profitable, as outlined in my CV.
- Even if I wasn't committed to the maintaining the business, the grant is written in a way that prioritizes looks over functionality. If I was interested in abandoning the business for the security of a regular job- the incentive to the RDA **should be all that much greater-** to keep the building looking quaint, historic and charming rather than letting it cave in.

My initial \$18,000+ investment in the building shouldn't count as matching funds because it's not fair to other businesses to give credit for renovation costs retroactively:

I can see this point. And, I would entirely agree, except that in 2004, when I moved here, I had no way of finding out the grant existed so I did not have the opportunity to apply. I believe it's a fair expectation that the RDA should assume some responsibility for this. At that time, the world wide web existed, and the Town had a website, and I worked closely with Town officials in making my renovation plan and acquiring my building permit. Neither internet research nor inquiring with the Town Manager revealed its existence. Until the Town's new site went live last week, the grant has

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never been published on the website. When I found out about the grant in Fall 2015, Peter told me the process was to share the grant with people selectively as he saw need. I don't believe this is a fair or just practice, grants should be public and everyone renovating a building, or thinking of investing in any building here, should have access to knowledge of the grant and the opportunity to apply. Addionally- public knowledge about the grant would better serve the mission of the program by providing an incentive for people to invest in and renovate old buildings or establish businesses on Main St., thus better fullfilling the mission and purpose of the RDA. I think it's fair to bring a request forward to waive that requirement in this case, and I have invested a lot of time in putting together an application. If others wish to do the same, perhaps they should be given the same consideration, in my opinion.

<u>I don't have the funds to provide a matching contribution:</u> True. Here are some of the other monetary (not in kind) investments I have made in the last year, however, all are well documented:

- Paid a subcontractor <u>\$450+</u> since February to assist me in Community Garden's infrastructure building-rebuilding the website, consolidating databases and mailing list, helping to coordinate and communicate with volunteers and to create an email and social media communication and marketing system. I have had her do these tasks to free me up from time I would otherwise have to spend on the Community Gardens' work to allow me to focus on restructuring my business.
- Paid Nicholas LeFevere Remodel (receipt on next page) **\$340** this spring to do the interior trimwhich never got done during the initial renovation.
- Paid a subcontractor <u>\$220</u> this spring to paint my exterior doors installed during the renovation (they had never been painted, only had the prime coat they came with,) paint exterior benches, and do interior drywall repair and painting after trim work and initial stabilization of the flooring in front of the building was done (so I could have my annual Mother's Day Sale- my biggest revenue day of the year, without endangering my customers.)
- •Made a donation of 50 limited edition one of a kind mugs as a perk for the OPEN the TANK Kickstarter campaign- many if not most of the donors were from my national customer and colleague base- including my graduate school professors, major figures in the field of ceramics, and family and friends, including ones from Rangely that have since moved. None of these people had any knowledge of the Tank before I solicited their donations. This donation generated \$5,000 toward the campaign, including an early boost that helped give it the momentum to meet and exceed its goal, (granted-this is an in kind donation on my part, but it generated a \$5,000 cash toward helping open up this important tourism resource for our town. I also made a cash donation to the Kickstarter.
- Purchased a new sign for the building from local metal artist: <u>\$250</u>
- •Ordered a sign custom made for the TANK from the same metalworker to be purchased as a donation to the TANK- showing off a local artist at the site of our new non-profit: **\$200**
- Purchased sign boards for new sign (to be installed this week) \$80
- <u>Total expenditures in building improvements and donations to the Tank in previous 12 month period: \$6,560</u>

My application doesn't fit the criteria:

My comments, in blue, on the following pages, address each of the mission, guidelines, and evaluation criteria as outlined in the application. Some may differ with my opinions on some of these points, but I think, even so, it seems clear my proposal easily fits within the majority of the grant criteria.

Nicolas LeFevre Remodel/construction

nicsremodel@yahoo.com

INVOICE

BILL TO

Elizabeth Robinson Studio Elizabeth Robinson Studio 251 E Main St Rangely, Co 81648 USA DATE 04/01/2016
DUE DATE 05/01/2016
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor install case and case trim in window and door bays	1	160.00	160.00
Material	1	180.00	180.00
thank you very much for your business!	ANCE DUE	2	340.00 \$0.00

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."

As important as asking if it fits the guidelines, is first asking if it fits the mission- the mission is the starting point, the purpose- the guidelines exist to create a structure for fulfilling the mission.

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. And the objectives serve a similar purpose to the mission, a stable, properly finished floor provides a much more attractive snopping experience. Improving a local retail and office space benefits the community as a whole by helping to provide more options to fill needs in town. Additionally, it makes a better impression to visitors when the inside Attached are copies of the guidelines, application form, and agreements (either for an owner or a matches the outside. 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. All the building renovations I have asked for will fulfill the goal of stimulating business at my current location. It will make the shop more noticeable, more ELIGIBILITY inviting, and create a more professional atmosphere



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

I have been a Main St. business owner for 12 years.



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. I am asking for an exception here, as is allowable per the quidelines. However, should you choose not to exceed the \$7500.



MATCHING maximum, I should at least be able to stabilize my floor, which is a structural necessity...

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.



Please see my note on page 8 in the section "Concerns Raised"



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. I have invested the time to carefully complete a thorough and well thought out proposal.



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. I have proposed simple renovations with big impact. There will be no additional cost to the RDA for a site planner or architect.



EXAMPLES

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

My proposal includes awnings, windows, and the demolition and rebuilding of my flooring- which will stabilize my building. In absence of this work, the deterioration of my building will be visible from the street.



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. CAPITAL: the contribution to productive activity made by INVESTMENT in physical capital (for example, factories, offices, machinery, tools) and in HUMAN CAPITAL (for example, general education, vocational training). Capital is one of the three main FACTORS OF PRODUCTION, the other two being LABOR and NATURAL RESOURCES. Physical (and human) capital make a significant contribution towards ECONOMIC GROWTH

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

The RDA has the right and privilege to determine what an 'exceptional application' consists of, and vary the guidelines accordingly. I presume to think that this application, given its thoroughness and care in preparation, my decade plus investment in this community as a successful business and contributions as a volunteer and pro-active community advocate, as well as the initial investment I made in the restoration of a historic building, without knowledge of availability of RDA funds, make this application as likely to considered 'exceptional' as any other.

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	1.	Street Visibility – readily visible from the street; Adds to the attractiveness of business district.
1	2.	Capital Emphasis – emphasis on the capital improvements as compared to normal maintenance.
1	3.	Application Quality – thoroughness, clarity, and originality of application.
1	4.	Revitalization Goals – contribution towards goals YES, allows my building to stay structurally sound, of business district revitalization. my retail and office space to look more professional, and allows
1	5.	me to represent the Rangely business community better to visitors. Maintenance History – track record on maintenance and prospects for future upkeep. YES I did as thorough a renovation in 2004 as funds allowed and hove kept up ongoing
1	6.	Time Frame – Schedule for completion of the improvements within reasonable time limits. maintainence and improvements ever since. See photos.
1	7.	Frontage Improvements – the degree of participation in Town program for frontage improvements. YES especially considering 2004-6 renovation and last 12 mo. expenditures
1	8.	Owner Contribution – the amount of funds provided by owner towards the project. YES especially considering 2004-6 renovation and last 12 mo. expenditures

RANGELY DEVELOPMENT AGENCY FACADE RENOVATION AND SITE IMPROVEMENT APPLICATION

NAME:	Elizabeth Robinson Wiley
ADDRESS:	514 East Main St
	PO Box 514 (mail) Rangely CO 81648
PHONE NU	MBER: 970.274.1239 DATE: 7/18/16
	y owner or lessee: Joe and Beth Wiley
	PROPOSED PROJECT (a brief description of the planned renovation or
improveme	Replacement of all floor joists, sub-flooring and flooring
	Install bathroom window and door
	finish and fix pony walls
***************************************	Install awning over door and bathroom window,
	touch up exterior paint
	community message board outside of shop
	See Attached Proposal for details and reasoning
ESTIMATE	D COST OF PROPOSED PROJECT:\$10,000
DESCRIBE	HOW ESTIMATED COST DETERMINED:
	Through estimate from two Renovation Businesses
Section of the sectio	
AMOUNT	OF GRANT REQUESTED UNDER RDA PROGRAM \$10,000
PROPOSE	D DATE TO COMMENCE PROJECT: August 1, 2016
PROPOSE	ED DATE TO COMPLETE PROJECT. September 15, 2016
	TTACH ON A SEPARATE SHEET OF PAPER A SKETCH OF THE DESIGN IDEA FOI OPOSED PROJECT.
APPLICAN	elisabeth Wiley 7/18/16 NT SIGNATURE DATE
	· //

FACADE RENOVATION AND SITE IMPROVEMENT AGREEMENT BETWEEN RDA AND OWNER

This Ag	reement is entered into this	day of		_ between the
Rangel	y Development Agency (RDA) and	And the second second		(Owner)
The pa	rties agree as follows:			
1.	Owner agrees to cause improvem following described property:	nents to be r	made to the Owner's pr	operty located on the
2	Such improvements shall be mad attached hereto as Exhibit "A".	le in accorda	ance with the plans and	specifications
3.	Upon the completion of the impro and following inspection and appr equal to one-half of the Owner's of exceed	oval by the out-of-pockers. Owner sh	RDA, RDA shall pay to t costs for such improvenall provide RDA with p	Owner an amount vements but not to roof of such costs in
4.	The work shall be commenced by Contract and shall be completed	y Owner with within	days following days thereafter.	ing execution of this
5.	Owner hereby warrants that he/sh necessary rights, title, and interest	he is the Ow st to make a	ner of such property and maintain the specific	nd has all of the ed improvements.
6	Owner agrees to properly maintain	in the impro	vements referenced in	Exhibit "A"
7.	This Agreement shall be binding hereto.	upon the he	irs, successors, and as	signs of the parties
Owner			Rangely Developmen	nt Agency
As the Agreen	tenant of the above described prop nent.	perty. I have	been informed by the	owner of the
Tenant				

The Pottery Shop 2004

HISTORY OF ELIZABETH ROBINSON STUDIO

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

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

Program Director for the Carbondale Clay

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

COMMUNITY

In 2004 I made the transition into full time work as a self supporting studio artist, which included marriage, a move to Rangely, and buying and renovating an historic, if derelict, Main Street building (formerly the 'Beauty Bar' and previously a shoe repair shop,) into my ceramic studio and showroom. For many years I maintained an active studio practice and nationwide exhibition schedule while also running a successful freelance graphic design business called Postcards for Artists. I have always maintained a



The Pottery Shop 2005

profit level, that though relatively small, is sufficient to bring our family's income to the level need to maintain a simple and largely debt free existence.



The Pottery Shop 2016

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

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



Harvest Bowls Festival, 2013

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

acceptance and support for converting a huge, empty water tank into the TANK: Center for Sonic Arts as both an entertaining and valuable arts resource for our community and an important economic development opportunity for our struggling economy. I have organized events, spoken at meetings, helped with publicity, networked, and made financial and in-kind donations, including the

creation (in process) of a limited edition of ceramic "tankards" which garnered \$5000 of contributions in their most recent Kickstarter campaign.

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

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

I also have a proven record of writing and leading compelling proposals and projects. Just this year I successfully advocated for, and received

5th Annual Mother's Day Sale, 2016

the contract for, a content overhaul of the Town of Rangely's website (in process,) and a pilot enrichment / fine arts oriented pullout reading program for the School District's GT program.

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

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



2015

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

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

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

I believe that the tenacity and resourcefulness it is required to continuously maintain an independent creative startup as a profitable business in this tiny and remote town, while also investing substantial

time and resources to better our community, make the case that my small and unique business is a valuable community resource, and worth supporting, and even investing in. (see letter from Jon Schallert, appendix)

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



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

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

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

Elizabeth Robinson Wilev

STUDIO RENOVATION & SITE IMPROVEMENTS 2004 - 2016

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













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



Exterior work: drainage system, venting to foundation,









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Page 20



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













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









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Page 22

Additional Necessary Structural Renovations, Facade & Site improvement



MOISTURE DAMAGE TO FLOOR





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

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

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





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

Excerpt from the Facade Grant guidelines.

Building Preservation & Improvement - A FACADE GRANT TO COMPLETE NECESSARY RENOVATION AND FACADE UPGRADES TO EXISTING BUILDING.

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

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

CRITERIA

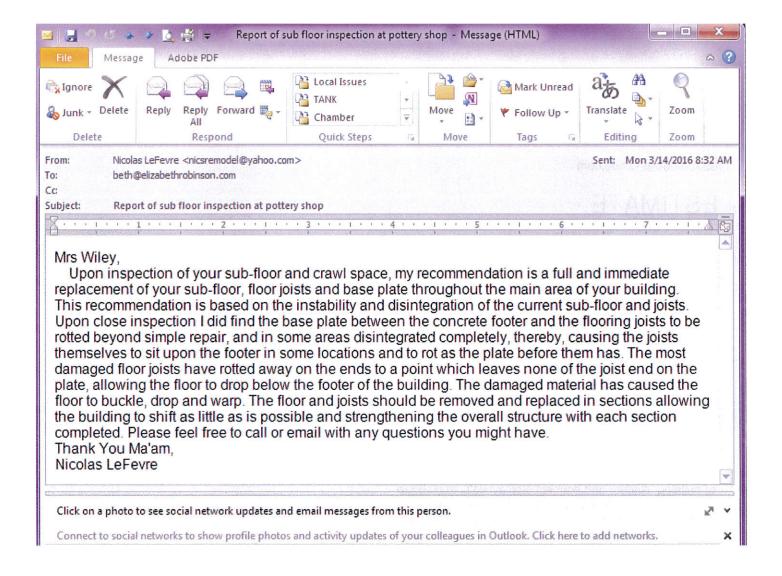
The RDA will look at street visibility, capital emphasis, application quality, revitalization goals, maintenance history, time frame, frontage improvements, and owner contribution. Priority will be given to main street businesses.

EXCEPTIONS

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

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

APPENDIX 1: INSPECTION REPORT



APPENDIX 2: PROPOSED RENOVATION COSTS

Nicolas LeFevre Remodel

nicsremodel@yahoo.com

ESTIMATE

ADDRESS

Elizabeth Robinson Studio Elizabeth Robinson Studio 251 E Main St Rangely, Co 81648 USA **ESTIMATE #** 1022 **DATE** 07/11/2016

Labor Remove and replace all sub-flooring and floor joists throughout building, install floor covering throughout inter of building, Anchor and connect display walls to stabilize	1 ior	5,300.00	5,300.00
aesthetically, install door to bathroom, replace bathroom window, build awning over front and bathroom windows, design and build public message board outside building Material	1	4,050.00	4,050.00
Payment options to be decided upon acceptance of estimate. Work included for ease of access and for structural stability due to extreme degradation of sub-floor.	TOTAL	\$	9,350.00

Accepted By

Accepted Date

APPENDIX 3: PREVIOUS RENOVATION EXPENDITURES

10:31 PM 07/18/16 Accrual Basis

Elizabeth Robinson Studio Account QuickReport

All Transactions

Туре	Date	Num	Name	Memo	Split	Amount
itudio Renovation Building Permit Check	06/14/2004	1005	Town of Rangely	BUILDING P	Studio Checking	67.00
Total Building Permit			, , , , , , , , , , , , , , , , , , , ,		-	67.00
•						67.00
Electrical						
Check	06/28/2004		THE HOME DEPOT	track lighting,	Studio Checking	275.63
Check	09/02/2004	1032	Ducey Electric	Wiring	Studio Checking	1,517.03
Check	01/10/2005		RANGELY HARDW	D/C SET 221	Studio Checking	6.16
Check	01/13/2005		HERITAGE BUILDI	D/C SET 202	Studio Checking	27.25
Check	01/20/2005	1068	Ducey Electric	4.1.	Studio Checking	40.91
Check Check	02/28/2005 04/01/2005	5 1081	HERITAGE BUILDI Ducey Electric	switch box (ca	Personal Acco Studio Checking	1.80 714.84
Total Electrical	04/01/2000	1001	Ducey Electric		Studio Checking	
						2,583.62
Labor	00/00/000	4000	0000	55111165		
Check	06/30/2004	1009	R&G Sawing	DRAINAGE: c	Studio Checking	100.00
Check	07/16/2004	1013	Sonlite Glass	STRUCTURE	Studio Checking	525.00
Check	07/26/2004	1020	Joe Wiley	DRAINAGE: r	Studio Checking	27,50
Check	10/12/2004	1043	Sonlite Glass	STRUCTURE	Studio Checking	60.00
Check Credit Card Charge	10/22/2004 04/03/2008	1047	Hodges Construction Los Tres Potrillos	INTERIOR FI	Studio Checking Capital One- M	252.00 34.46
Total Labor	04/00/2000		LOS TIES I OUTIOS		Capital Offer M	998.96
						950.30
Materials and Suppli Check	es 06/01/2004		RANGELY HARDW	Misc.	Ctudio Chaskins	40.03
Check	06/08/2004			D/C SET 100	Studio Checking	18,93
			THE HOME DEPOT	B. G. G. H	Studio Checking	102.05
Check	06/10/2004		HERITAGE BUILDI	Misc.	Studio Checking	27.53
Check Check	06/10/2004		RANGELY HARDW	misc hardware	Personal Acco	12.32
Check	06/14/2004 06/28/2004		HERITAGE BUILDI	STRUCTURE	Studio Checking	65.05
Check	06/28/2004		LOMA COUNTRY S	gas to home	Studio Checking	53.35
Check	07/02/2004		THE HOME DEPOT HERITAGE BUILDI	lumber, barrie DRAINAGE:	Studio Checking Studio Checking	608.09 67.58
Check	07/08/2004		HERITAGE BUILDI	INTERIOR FI	Studio Checking	158.46
Check	07/08/2004	1010	HERITAGE BUILDI	INTERIOR FI	Studio Checking	101.84
Check	07/08/2004	1	HERITAGE BUILDI	drywall screw	Personal Acco	5.09
Check	07/13/2004	1012	HERITAGE BUILDI	INTERIOR FI	Studio Checking	42.55
Check	07/14/2004	1012	HERITAGE BUILDI	DRAINAGE:	Studio Checking	23.30
Check	07/14/2004		HERITAGE BUILDI	DRAINAGE:	Studio Checking	4.09
Deposit	07/16/2004		RANGELY AUTO P	Drainage part	Studio Checking	-6.13
Check	07/16/2004		RANGELY AUTO P	Drainage part	Studio Checking	6.13
Check	07/16/2004	1013	Sonlite Glass	STRUCTURE	Studio Checking	188.46
Check	07/16/2004	1013	Sonlite Glass	sales tax	Studio Checking	12.25
Check	07/19/2004		THE HOME DEPOT	hose, nozzle,	Studio Checking	64.25
Check	07/19/2004		HERITAGE BUILDI	DRAINAGE: s	Studio Checking	17.42
Check	07/19/2004		RANGELY HARDW	DRAINAGE:	Studio Checking	10.19
Check	07/20/2004		HERITAGE BUILDI	treated posts	Studio Checking	35.12
Check	07/20/2004		RANGELY HARDW	DRAINAGE:	Studio Checking	3.99
Check	07/21/2004		HERITAGE BUILDI	INTERIOR FI	Studio Checking	149.95
Check	07/22/2004		HERITAGE BUILDI	INTERIOR FI	Studio Checking	42.46
Check	07/23/2004		HERITAGE BUILDI	INTERIOR FI	Studio Checking	73.88
Check	07/23/2004		HERITAGE BUILDI	INTERIOR FI	Studio Checking	12.00
Check	07/23/2004		RANGELY HARDW	INTERIOR FI	Studio Checking	4.84
Check	07/26/2004		HERITAGE BUILDI	INTERIOR FI	Studio Checking	16.51
Check	07/26/2004	1018	Ace West Gravel	gravel for par	Studio Checking	147.15
Check	07/28/2004		HERITAGE BUILDI	INTERIOR FI	Studio Checking	17.72
Check	07/29/2004	1021	HERITAGE BUILDI	INTERIOR FI	Studio Checking	3.02
Check	08/04/2004		HERITAGE BUILDI	INTERIOR FI	Studio Checking	97.69
Credit Card Charge	08/17/2004		Home Depot	drywall, powe	Home Depot	334.48
Check	08/24/2004	1026	Ace West Gravel	DRAINAGE di		93.37
Check	08/25/2004		RANGELY HARDW	INTERIOR FI	Studio Checking	5.84
Check	10/01/2004	1041	HERITAGE BUILDI	INTERIOR FI	Studio Checking	42.17
Check	10/07/2004		HERITAGE BUILDI	joint compoun	Studio Checking	19.43
Check	10/08/2004		RANGELY HARDW	INTERIOR FI	Studio Checking	16.49
	10/11/2004		HERITAGE BUILDI	INTERIOR FI	Capital One- M	15.54
Credit Card Charge	10/11/2004		HEININGE DUILDI	INTERIOR FI	Capital Offer W	10.04

Elizabeth Robinson Studio Account QuickReport

All Transactions

Туре	Date	Num	Name	Memo	Split	Amount
Credit Card Charge	10/14/2004		HERITAGE BUILDI	INTERIOR FI	Capital One- M	15.54
Check	10/17/2004		RANGELY HARDW	joint compoun	Personal Acco	27.13
Credit Card Charge	10/19/2004		RANGELY HARDW	PAINT	Capital One- M	89.55
Credit Card Charge	10/20/2004		RANGELY HARDW	PAINT	Capital One- M	57.44
Credit Card Charge	10/20/2004		HERITAGE BUILDI	INTERIOR FI	Capital One- M	20.85
Check	10/21/2004	1046	HERITAGE BUILDI	PAINT: painti	Studio Checking	53.57
Credit Card Charge	10/22/2004		RANGELY HARDW	PAINT	Capital One- M	168.58
Check	10/25/2004		RANGELY HARDW	PAINT: roller	Studio Checking	13.71
Check	10/26/2004		RANGELY HARDW	PAINT	Studio Checking	29.99
Check	10/27/2004		RANGELY HARDW	PAINT and pa	Studio Checking	24.53
Check	10/27/2004		RANGELY HARDW	PAINT supplies	Studio Checking	19.67
Check	10/27/2004	1048	HERITAGE BUILDI	PAINT: for flo	Studio Checking	56.99
Check	11/01/2004	1010	HERITAGE BUILDI	INTERIOR FI	Studio Checking	9.66
Check	11/01/2004	1049	RANGELY HARDW	PAINT	Studio Checking	9.50
Check	11/02/2004	1043	WAL MART	INTERIOR FI	Studio Checking	34.32
Check	11/02/2004			INTERIOR FI	Studio Checking	6.84
Check	11/04/2004		WAL MART HERITAGE BUILDI	INTERIOR FI	Studio Checking	89.42
4.14.4			HERITAGE BUILDI			-89.42
Deposit	11/04/2004			INTERIOR FI	Studio Checking	8.49
Check	11/05/2004	20	RANGELY HARDW	PAINT	Studio Checking	
General Journal	11/06/2004	38	HERITAGE BUILDI	cinderblocks f	Personal Acco	27.22
General Journal	11/09/2004	37	HERITAGE BUILDI	floor paint	Personal Acco	26.53
Check	11/16/2004		HERITAGE BUILDI	DRAINAGE s	Studio Checking	18.15
Check	11/16/2004		HERITAGE BUILDI	STRUCTURE	Studio Checking	4.04
Credit Card Charge	11/22/2004		Home Depot	wallplates, wa	Home Depot	178.45
Check	11/23/2004		HERITAGE BUILDI	DRAINAGE: s	Studio Checking	37.95
Check	11/26/2004		HERITAGE BUILDI	misc	Studio Checking	38.56
Check	11/26/2004		RANGELY HARDW	misc	Studio Checking	4.36
Check	12/21/2004		HERITAGE BUILDI	foam sealant,	Studio Checking	28.37
Check	12/27/2004		HERITAGE BUILDI	misc	Studio Checking	24.59
Check	01/13/2005		HERITAGE BUILDI	D/C SET 202	Studio Checking	2.02
Check	01/27/2005		HERITAGE BUILDI	misc	Studio Checking	8.98
Check	02/04/2005		RANGELY HARDW	misc	Studio Checking	32.00
Deposit	03/15/2005		CREDIT 2157 03/14	HERITAGE B	Studio Checking	-8.91
Check	03/15/2005		HERITAGE BUILDI	HERITAGE B	Studio Checking	19.54
Check	03/21/2005	1079	HERITAGE BUILDI	Exterior trim: I	Studio Checking	71.90
Credit Card Charge	03/21/2005		HERITAGE BUILDI	masonry drill	Capital One- M	5.21
Check	04/05/2005		HERITAGE BUILDI	exterior trim	Studio Checking	39.01
Credit Card Charge	07/12/2005		HERITAGE BUILDI	outside trim	Capital One- M	12.97
Check	07/18/2005		The Rock Shop	landscaping r	Studio Checking	385.88
Check	08/03/2005	1108	RANGELY HARDW	window caulk	Studio Checking	7.61
Check	09/15/2005	1130	Joe Wiley	caulk (reimbe	Studio Checking	20.00
Credit Card Charge	05/24/2006		HERITAGE BUILDI	railroad ties fo	Capital One- M	148.98
Total Materials and Su	upplies					4,509.84
Plumbing						
Check	06/28/2004		THE HOME DEPOT	toilet, vanity/si	Studio Checking	470.97
Check	09/14/2004	1036	EMC Plumbing	plumbing	Studio Checking	387.50
Check	12/24/2004		GRAND JCT WNE	part: pressure	Studio Checking	37.31
Check	02/16/2005	1075	EMC Plumbing	install fixtures	Studio Checking	190.32
Total Plumbing						1,086.10
Purchase						
Check	05/28/2004	1001	FNBR	Building purc	Studio Checking	5,455.21
Total Purchase) (-	5,455.21

Elizabeth Robinson Studio Account QuickReport All Transactions

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

Elizabeth Robinson Studio Account QuickReport All Transactions

Туре	Date	Num	Name	Memo	Split	Amount
Building Maintenence a	and supply					
improvements						
shed						3.1.2
Check	08/18/2006	1235	Ducey Electric	backhoe to le	Studio Checking	60.00
Credit Card Charge	08/21/2006		RANGELY HARDW	tarps for lumber	Capital One- M	23.73
Credit Card Charge	08/24/2006		SUTHERLANDS 12	Storage Shed	Citibank	2,000.00
Check	10/03/2006		Los Tres Potrillos	labor	Studio Checking	27.60
Credit Card Charge	10/14/2006		HERITAGE BUILDI	4x4 skid	Capital One- M	16.93
Credit Card Charge	10/16/2006		HERITAGE BUILDI	extra 2x4s	Capital One- M	33.23
Credit Card Charge	10/16/2006		HERITAGE BUILDI	extra 2x4s	Capital One- M	16.18
Check	10/20/2006	1240	Houston Stubblefield	contract labor	Studio Checking	150.00
Credit Card Charge	10/20/2006		HERITAGE BUILDI	furring stirps	Capital One- M	2.32
Credit Card Charge	10/20/2006		HERITAGE BUILDI	extra lumber	Capital One- M	81.23
Check	10/26/2006		Giovannis	labor	Studio Checking	7.66
Check	10/26/2006		Transfer to Joint Ac	roofing felt, m	Studio Checking	72.28
Check	10/26/2006	1242	Jim Cochran	labor	Studio Checking	150.00
Check	10/28/2006	1241	Ace West Gravel	road base an	Studio Checking	157.80
Credit Card Charge	11/03/2006		HERITAGE BUILDI	roof	Citibank	304.33
General Journal	11/18/2006	53	SUTHERLANDS 12	siding for door	Petty Cash	47.34
Deposit	11/20/2006		SUTHERLANDS 12	refund for retu	Studio Checking	-121.97
Check	11/30/2006		HERITAGE BUILDI	1x4s for door	Studio Checking	9.07
Credit Card Charge	01/13/2007		HERITAGE BUILDI	door hinge	Capital One- M	15.62
Credit Card Charge	05/24/2007		RANGELY HARDW	paint	Capital One- M	10.64
Credit Card Charge	06/10/2008		HERITAGE BUILDI	shed shelves	Capital One- M	153.48
Credit Card Charge	06/16/2008		HERITAGE BUILDI	u	Capital One- M	14.48
Check	06/19/2008	1300	HERITAGE BUILDI	2x4s for shed	Studio Checking	26.24
Total shed					_	3,258.19
Total improvements					_	3,258.19
Total Building Maintenen	ce and supply				**************************************	3,258.19
OTAL					_	3,258.19

APPENDIX 4: EXCERPT FROM LETTER OF RECOMMENDATION

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

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

Thank you for your consideration.

on Schallert, President The Schallert Group, Inc.

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

PO Box 237 Longmont, CO 80502

www.JonSchallert.com Info@JonSchallert.com

Appendix 4: Press and Publications

2A COMMUNITY

Thursday

Elizabeth Robinson Wiley celebrates 10 years of business in pottery studio

By HEATHER ZADRA

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

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

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

tances were town officials who helped the couple navigate building codes to renovate a 500-square-foot stucco building on Main Street into her studio and showroom. The space had been gutted and empty for

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

The process took months of proposal writing, town council meetngs and making upgrades, which Joe and Beth completed on their own. When finished, it featured an interior sheathing of five-eighths inch sheetrock, new wiring, lighting, bathroom, doors and windows, drainage and ventilation, improvements to the foundation to prevent further decay, a heating system, offstreet parking, an exterior shed and a new coat of paint. The 1940s-era building, one of

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

restored and functioning again felt like a homecoming.

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

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

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

Over time, that started to

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

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

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

piece of pottery."

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

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

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

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

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

items stayed in storage while all of Wiley's pieces made the trip. Now the pottery the Armstrongs display and use every day evokes their former home.



In 10 years of making pottery in her Main Street studio, Elizabeth Robinson Wiley of Rangely has found meaning in the various ways she's integrated her art and abilities into the community. Above are photos of the new and old décor of the business. To the right is a photograph of Wiley at work on her pottery wheel. On Saturday, Willey is inviting friends and visitors to a 10-

year anniversary celebration from noon to 6:30 p.m. The shop wil feature a new line of handmade, fair-trade items from local and global crafts men and women.

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

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

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

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

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

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

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

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

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

This weekend marks another

beginning for Wiley.

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

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

To find out more about Wiley's visit her website at www.elizabethrobinsonstudio.com



Elizabeth Robins

Studio Visit Elizabeth Robinson Wiley Rangely, Colorado



E 1284

Cone 6 Aspen Porcelain from Mile Hi Ceramics

Primary forming method Throwing

Favorite surface treatment

Laser-transfer collage over cone 6 and cone 03 glazes

Primary firing method Electric kiln: cone 6 and 03

Favorite tool

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

studio

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

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

NEW

es honor

ment, weed management, and with 4-H livestock members.

Prior to this recognition, Ekstrom has received the Distinguished Service Award from the Colorado County Agents Association and has been recognized on the state and regional level for his teamwork by the Epsilon Sigma Phi. He is active in numerous organizations and serves on multiple boards such as the State Fair Task Force. He serves as superintendent of the state fair 4-H horse show, is certified as a commercial pesticide supervisor and noxious weed-free forage inspector.

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

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Fred Brumback of Kingfisher, Okla. Two daughters JoAnna Brumback of Grand Junction, Colo., and Jague Hottel and husband David of Kingfisher, One brother Fred Brumback of Meeker; three sisters, Lois Lee Rabska of Montana, Ethel Edinger of Meeker and Kathy Dillsaver of Vernal, Utah. grandchildren and four great grandchildren. He was pre-

Elks receive grant



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

ottery studio to

By Bobby Gutierrez STAFF WRITER

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

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

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

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

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

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

"They are dishwasher and microwave safe and all very functional," Robinson said. An advertisement she has been running in the Herald Times states, "You can't get this at Wal-Mart."

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

moved around lot in my life and I'm looking forward staying here, Robinson said. "Rangely is



Elizabeth Robinson

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

Around Our Region

Rangely gets new pottery studio

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

can its Robinson Elizabeth be contacted at PO Box 514, its Rangely, Colo., 81648, phone 970-274-1239. Her e-mail address is info@elizabethrobinson.com and her website is www.elizabethrobinson.com.

White-tailed prairie dog will not be reviewed

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

The service made the determination in response to a petition received in July, 2002, from the Center or Native Ecosystems, the Biodiversity conservation Alliance, the est remaining complexes or groups, occupying more than 5,000 acres each, are primarily found in Wyoming. An estimated 55 percent of white-tailed prairie dog habitat is found on lands belonging to the U.S. Bureau of Land Management.

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

Unique gifts found

of

th

the

Elizabeth Robinson Wiley

PO Box 514 ● Rangely, CO 81648 ● 970.274.1239 ● <u>beth@elizabethrobinson.com</u> <u>www.elizabethrobinsonstudio.com</u>

CREATIVE PROFESSIONAL

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

SKILLS

- Marketing Strategies & Campaigns
- Proven record of fundraising and proposal writing success
- Creative Team Leadership
- Web & Print Content Development
- Innovative, out of the box thinker
- Excellent writing abilities
- Public & Media Relations

- Grassroots and Community Networking and Leadership
- Graphic design and brand creation for small businesses and organizations
- Event organizing and project management
- Proficient and compelling public speaker in both planned and ad hoc situations

EDUCATION

2002 OHIO UNIVERSITY

1997 UNIVERSITY OF COLORADO

ATHENS, OH BOULDER, CO

MASTER OF FINE ART

POST-BACCALAUREATE

1994 JAMES MADISON UNIVERSITY

HARRISONBURG, VA

BACHELOR OF SCIENCE

Major: Biology Minor: Art

PROGRAM

TECHNOLOGY

Software:

Adobe Creative Cloud, MS Office, QuickBooks

Web/Multimedia:

Knowledge of HTML & CSS, Search Optimization, Web Server

Administration, Content Management Systems and Website

Builders

Project Capacity with various project management software, and the

Management: ability to help organizations transition into utilizing project

management tools and strategies.

Social Media: Effective in efficiently utilizing essential social media platforms for

social media networking and campaigns

EXECUTIVE EXPERIENCE

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

Startup art studio, marketing & design company, mission-based retail store see local PRESS

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

Selected Accomplishments:

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

- hosted and maintained HTML / CSS based web pages for artists and galleries. Assists clients in copywriting and messaging.
- Developed a unique body of artwork and marketed it to a wide audience, creating an individual brand identity and becoming an Internationally recognized ceramic artist.
 Regularly invited to exhibitions, interviewed, and solicited for custom orders.

NON-PROFIT EXPERIENCE

CARBONDALE CLAY CENTER - Program Director, 2002 - 2004

Non-Profit Community Art Center

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

RANGLEY COMMUNITY GARDENS - President, 2015 - present

Non-profit, volunteer based community / cooperative gardens with multi-level programming See local PRESS

Member Gardener 2011 - present

Executive Committee Member 1/2014 - 9/2015

Executive Committee President 10/2015 - present

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

Selected Accomplishments:

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

THE TANK - CENTER FOR SONIC ARTS - Volunteer and Community Liaison

2013 – present See Local <u>PRESS</u>

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

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

Selected Accomplishments:

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

ADDITIONAL EXPERIENCE_____

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

TEACHING EXPERIENCE_____

2004-present	ADJUNCT FACULTY, Colorado Northwestern Community College, Aspen, CO
2016	Instructor: GT Enrichment Reading Class: Proposed and led Innovative
2012 procent	shared inquiry thematic reading program integrating the creative arts
2013-present	VOLUNTEER: Parkview Elementary School, reading; co-creator/teacher "Bee Week," – integrated arts / science project, 5 days, kindergarten (2
	years); field trips- Rangely
2013-present	VOLUNTEER: Rangely Community Gardens, Field Trip Guide- instruct students about plant morphology and life cycles, vegetable origins

and integrated gardening cycles

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

PRESS & PUBLICATIONS_____

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

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

AWARDS____

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

SOLO & TWO PERSON EXHIBITIONS _____

2012

 Gestating: Recent Work in Ceramics by Elizabeth Robinson, invitational, Plinth Gallery, Denver, CO

2008

 Nature and Nurture: Recent work in porcelain by Elizabeth Robinson and Jess Parker, invitational, Trax Gallery, Berkley, CA

2007

- Recent Work: Elizabeth Robinson and Julie Johnson, invitational, Lillstreet Art Center, Chicago, IL
- Recent Work: Elizabeth Robinson and Ron Meyers, invitational, Harvey / Meadows Gallery, Aspen, CO

2002

- Tableware- Restaurant Installation, solo, June 20-23, 2002, Starving Wolf Café, The Plains, OH
- Thesis Exhibition, solo, April 30-May 4 2002, Trisolini Gallery, Athens, OH

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1999 summer

ARCHIE BRAY FOUNDATION, Heleng, MT

1995 fall

MENDOCINO ART CENTER, Mendocino, CA

1995 spring

Claremont College, Claremont, CA

MAYO CLINIC, Minneapolis, MN

ARTSTREAM LIBRARY, Artstream Nomadic Gallery, Carbondale, CO

WOODMAN COLLECTION, University of Colorado, Boulder CO

UNIVERSITY OF ARKANSAS FULBRIGHT COLLEGE CERAMICS COLLECTION, Fayetteville AR

CLAY TIMES COLLECTION, Waterford, VA

ARCHIE BRAY FOUNDATION, Helena MT

FORT WAYNE MUSEUM OF ART, Fort Wayne, IL

CARBONDALE CLAY CENTER, Carbondale CO

AMITY ART FOUNDATION, INC, Woodbridge CT

GROUP EXHIBITIONS (selected recent)

2013

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

2012

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

2011

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

2010

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

2009

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

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- 2009 Yunomi Invitational, invitational, Akar, Iowa City Iowa
- · Made in Clay, invitational, Greenwich House, New York, NY
- Blooming: New Work for Spring: Andrew Martin, Allison McGowan, Kari Radasch, Elizabeth Robinson, and Robert Sutherland, invitational, Lillstreet Art Center, Chicago, IL
- La Mesa, invitational, hosted by Santa Fe Clay, Phoenix, AZ
- Artsfream Nomadic Gallery: 2009 NCECA Tour, invitational, Phoenix, AZ, Dallas & Austin, TX
- Draw + Decal, <u>invitational</u>, MudFire Clayworks & Gallery, Decatur, GA

2008

- 1st annual Mug Show, invitational, River Gallery, Chattanooga, TN
- · 'Tis a Gift, invitational, Northern Clay Center, Minneapolis, MN
- One & Only: Gifts Made by Hand, <u>invitational</u>, John Michael Kohler Arts Center, Sheboygan, WI
- The Artful Tabletop, invitational: curator Julia Galloway, in conjunction with All Fired Up A
 Celebration of Clay in Westchester New York, Lyndhurst, A National Historic Site, Tarrytown,
 NY
- Sip, Slurp, Gulp, invitational, Santa Fe Clay, Santa Fe, NM
- Another Cup?, invitational, Baltimore Clayworks, Baltimore, MD
- Artstream Nomadic Gallery: 2008 NCECA Tour, invitational, Pittsburgh, PA; Kansas City, MO
- Artist of the Month, invitational, Northern Clay Center, Minneapolis, MN

2007

- Holiday Show, <u>invitational</u>, Lillstreet Art Center, Chicago, IL
- 'Tis a Gift, invitational, Northern Clay Center, Minneapolis, MN
- For the Table, invitational, Santa Fe Clay, Santa Fe, NM
- 90* Teapots (*more or less)", invitational, Xen Gallery, Saint Louis, MO
- Botanical, invitational, Santa Fe Clay, Santa Fe, NM
- Art of the Pot Reunion Show, <u>invitational</u>, ClayWays Gallery, Austin, TX
- Plates and Platters: Salon Style, invitational, The Clay Studio, Philadelphia, PA
- From the Earth: 50 place settings by 50 potters, representing the 50 states, <u>invitational</u>, University of Kentucky Museum of Art, Lexington, KY
- Ohio University: 1990 Until Now, invitational, Riverbend Winery, Louisville, KY
- Ladies in White: Women Who Work in Porcelain, invitational, Goodall Gallery, Louisville, KY
- La Mesa, invitational, hosted by Santa Fe Clay, Louisville Marriott Downtown, Louisville, KY
- Artstream Nomadic Gallery: 2007 NCECA Tour, invitational, Louisville, KY; Kansas City, MO, St. Louis, MO, Artstream Nomadic Gallery, Carbondale, CO
- The New Aesthetics of Ceramics; <u>invitational</u>, Robert E. Wilson Gallery, Huntington University, Huntingtion, IN

2006

- 'Tis a gift, invitational, Northern Clay Center Gallery, Minneapolis, MN
- Winterfest, invitational, Baltimore Clayworks, Baltimore, MD
- Gifted Too, invitational, The Clay Studio, Philadelphia, PA
- · All Boxed Up, invitational, Exploding Head Gallery, Sacramento, CA
- Introductions, invitational, Atrium Gallery, Corning Community College, Corning, NY
- The Art of Tea, invitational, Harvey / Meadows Gallery, Aspen, CO
- Style and Function: National Ceramics Invitational, <u>curator</u>: Linda Arbuckle; Blue Spiral Gallery, Asheville, NC
- Surface to Surface: recent work by Elizabeth Robinson, Kari Radasch, Ayumi Horie, Meredith Brickell, invitational, Santa Fe Clay, Santa Fe, NM
- Vessel Invitational, invitational, Red Lodge Clay Center, Red Lodge, MT
- The Art of the Pot, Studio Tour, invited artist-Lisa Orr Studio, Austin, TX
- . The Dinner Party Eclectic; invitational, Red Star Studios Ceramic Center, Kansas City, MO
- Archie Bray International; Warehouse Gallery, <u>invitational</u>, Archie Bray Foundation, Helena, MT
- ARTSTREAM: at Archie Bray International; Archie Bray Foundation, Helena, MT
- 8 fl Ounces 2, invitational, Shaw Center for the Arts, Baton Rouge, LA
- La Mesa ; <u>invitational</u>, NCECA exhibition, Portland Hilton Hotel, hosted by Santa Fe Clay, Portland, OR
- NCECA Exhibition; invitational, ARTSTREAM Nomadic Gallery, Portland, OR
- · At Your Service, invitational, Santa Fe Clay, Santa Fe, NM
- 7 Women Clay Artists: 5th Annual Sul Ross State University Ceramics Invitational, Sul Ross State University, Alpine, TX
- Artist of the Month-February, Northern Clay Center, Minneapolis, MN
- The Pleasure of Dessert, invitational, Harvey / Meadows Gallery, Aspen, CO

GALLERY REPRESENTATION _____

HARVEY / MEADOWS GALLERY 517 East Hopkins, ASPEN Colorado 81611 970.920.7721 www.harveymeadows.com

505.466.4309 (home/studio) 505.363.4545 (mobile)

ARTSTREAM NOMADIC GALLERY CARBONDALE, Colorado www.art-stream.com

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Diane Kenney: Former Supervisor, Carbondale Clay Center potter@sopris.net
970.963.2395 (home/studio)
970.948.2411 (mobile)

Lisa Hatch: fellow committee member- Rangely Community Gardens, Rangely Town Council member lisalarryhatch@gmail.com 970.620.5751

Joe Bova: graduate school faculty and committee member, professional colleague, long time mentor joebova@q.com
joebova.com
2 Gavilan Ct. Santa Fe, NM 87508

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TOWN OF RANGELY BALANCE SHEET JULY 31, 2016

ECONOMIC DEVELOPMENT FUND/RDA

ASSETS			
CASH - COMBINED FUND INVEST SEC DEPOSITS N/R SENERGY FNBR CD 102943 INTEREST RECEIVABLE		316,073.29 3,410.00 120,000.00 12,668.91 15.13	,
TOTAL ASSETS			452,167.33
LIABILITIES AND EQUITY			
LIABILITIES			
ACCOUNTS PAYABLE SECURITY DEPOSIT RESERVED		7,199.77 3,410.00	
TOTAL LIABILITIES			10,609.77
FUND EQUITY			
UNAPPROPRIATED FUND BALANCE: FUND BALANCE REVENUE OVER EXPENDITURES - YTD	391,637.00 49,920.56		
BALANCE - CURRENT DATE		441,557.56	
TOTAL FUND EQUITY		-	441,557.56
TOTAL LIABILITIES AND EQUITY			452,167.33
	CASH - COMBINED FUND INVEST SEC DEPOSITS N/R SENERGY FNBR CD 102943 INTEREST RECEIVABLE TOTAL ASSETS LIABILITIES AND EQUITY LIABILITIES ACCOUNTS PAYABLE SECURITY DEPOSIT RESERVED TOTAL LIABILITIES FUND EQUITY UNAPPROPRIATED FUND BALANCE: FUND BALANCE REVENUE OVER EXPENDITURES - YTD BALANCE - CURRENT DATE TOTAL FUND EQUITY	CASH - COMBINED FUND INVEST SEC DEPOSITS N/R SENERGY FNBR CD 102943 INTEREST RECEIVABLE TOTAL ASSETS LIABILITIES AND EQUITY LIABILITIES ACCOUNTS PAYABLE SECURITY DEPOSIT RESERVED TOTAL LIABILITIES FUND EQUITY UNAPPROPRIATED FUND BALANCE: FUND BALANCE FUND BALANCE REVENUE OVER EXPENDITURES - YTD BALANCE - CURRENT DATE TOTAL FUND EQUITY	CASH - COMBINED FUND INVEST SEC DEPOSITS INVEST SEC DEPOSITS INTEREST INTEREST RECEIVABLE INTEREST RECEIVABLE LIABILITIES ACCOUNTS PAYABLE SECURITY DEPOSIT RESERVED TOTAL LIABILITIES FUND EQUITY UNAPPROPRIATED FUND BALANCE: FUND BALANCE FUND BALANCE FUND BALANCE SEVENUE OVER EXPENDITURES - YTD TOTAL FUND EQUITY TOTAL FUND EQUITY 316,073.29 1,260.00 12,668.91 15.13 15.13 15.13 TOTAL ASSETS 7,199.77 3,410.00 10.00

TOWN OF RANGELY REVENUES WITH COMPARISON TO BUDGET FOR THE 7 MONTHS ENDING JULY 31, 2016

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	REVENUES					
73-30-100	HOUSING REVENUE	5,062.00	35,367.50	67,000	31,632.50	52.79
73-30-200	INTEREST EARNINGS CD	.00	56.15	100	43.85	56.15
73-30-500	MISCELLANEOUS INCOME	.03	73,795.34	23,000	(50,795.34)	320.85
	TOTAL REVENUES	5,062.03	109,218.99	90,100	(19,118.99)	121.22
	TOTAL FUND REVENUE	5,062.03	109,218.99	90,100	(19,118.99)	121.22

TOWN OF RANGELY EXPENDITURES WITH COMPARISON TO BUDGET FOR THE 7 MONTHS ENDING JULY 31, 2016

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
73-40-220	PROF/TECH SERVICES	3,964.66	17,720.46	20,000	2,279.54	88.60
73-40-250	HOUSING MANAGEMENT EXPENSE	3,471.02	32,651.92	64,000	31,348.08	51.02
73-40-260	HOUSING MAINT/REPAIRS	855.87	3,619.69	4,000	380.31	90.49
73-40-270	UTILITIES	20.64	128.48	200	71.52	64.24
73-40-300	MARKETING	.00	.00	1,000	1,000.00	.00
	TOTAL OPERATING EXPENSES	8,312.19	54,120.55	89,200	35,079.45	60.67
	CAPITAL IMPROVEMENTS					
73-40-700	CAPITAL OUTLAY	5,177.88	5,177.88	0	(5,177.88)	.00
	TOTAL CAPITAL IMPROVEMENTS	5,177.88	5,177.88	0	(5,177.88)	.00
	TOTAL EXPENDITURES	13,490.07	59,298.43	89,200	29,901.57	66.48
	TOTAL FUND EXPENDITURES	13,490.07	59,298.43	89,200	29,901.57	66.48
	NET REVENUE OVER EXPENDITURES	(8,428.04)	49,920.56	900	(49,020.56)	5546.73

7 – Information

Investing in our Future

The Town of Rangely, Rio Blanco County, and Better City LLC have been working together for the last eighteen months to develop, refine, and implement a strategy to attract private investment into the Town of Rangely and to create new, diversified opportunities for employment and economic prosperity. These efforts have culminated in the identification of a development opportunity that would create new options for housing in the community, particularly for students at CNCC. The housing component is critical because CNCC is currently near capacity for student housing, and in order to grow programs as part of its ongoing commitment to the Town of Rangely, the college needs additional capacity for new students. The retail component of the project is designed to meet two of the community's most expressed desires: a robust, full-service grocery store that eliminates the need for frequent trips to Vernal or Grand Junction, and a family/young adult entertainment venue such as bowling, arcade, skating rink, etc. Several potential sites have been identified within the Town, and, depending on which location is ultimately selected, river recreation rentals such as kayaks, rafts etc., as well as mountain bikes, could be added to help provide an additional source of revenue for the retail operator.

By joining these projects into one, each component will assist the entire development and will help create critical mass to ensure a successful outcome overall. In other words, the retail and entertainment options will help the college (as well as other local businesses) recruit and retain students and staff. In turn, the proximity of housing adjacent to the proposed retail and entertainment center will provide easy access to individuals that will patronize the retail store. By themselves, any one of these projects would struggle in a rural community like Rangely, but by joining together and sharing overhead and development costs, economic modeling has shown that these projects are feasible and sustainable through a public-private partnership.

A public-private partnership is an economic development tool utilized by communities across the country to help address impediments within communities where private investment is not readily flowing. The public-sector invests through responsible and well-vetted means to change the project dynamics sufficiently so that the project becomes attractive to a private-sector operator. The private sector operator takes on operational risk, and the public-sector benefits by adding assets and venues without paying for the entire cost. The details of this public-private partnership will be determined in the coming weeks and months, but the project stands as a great opportunity to inject private investment into the Town of Rangely. Individuals from Better City, the Town and the County are currently working with local taxing entities to discuss the details of the public-private partnership to ensure that the community is the ultimate beneficiary of the project.

Brad Casto ; Chairman – Rangely Development Agency Kelby Bosshardt – Better City Project Manager