



Town of Rangely

RDA Packet

September 15, 2016 @ 7:30 a.m.



1 – Agenda

AGENDA
RANGELY DEVELOPMENT AGENCY
September 15, 2016
*** 7:30 a.m. ***

	Brad Casto, Chairman	
Tim Webber – Vice Chair		Lenora Smuts - Treasurer
Karen Reed		Sarah Nielsen
David Morton		Andrew Key
	Ex-Officio	
	Rio Blanco County Commissioner – Jon Hill	
	School District Representative – Joyce Key	
	Tax Entity Representative – Vacant	

- 1) Call to Order
- 2) Roll Call
- 3) Approval of Minutes of August 24, 2016
- 4) Changes to the Agenda
- 5) Old Business
- 6) New Business
 - a. Discussion and Approval of the Financial Statement for August 2016 (Financials will be available at the meeting)
 - b. Discussion of the Draft Grant/Loan Program for the Rangely Development Agency
- 7) Information
 - a. School District Support Letter
 - b. Main Street Webinar
 - c. Town Council Support Letter
 - d. Better City Project Utility Billing Update
- 8) Adjourn

3 – Minutes

MINUTES
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 – Joyce Key
Tax Entity Representative - Vacant

- 1) Call to Order Brad Casto called the meeting to order following the RDC adjournment
- 2) Roll Call Brad Casto, Lenora Smuts, Sarah Nielsen, Karen Reed, Tim Webber, David Morton and Andrew Key present
- 3) Approval of Minutes of July 20, 2016. Motion to approve the minutes of July 20, 2016 made by Lenora, seconded by Tim , motion passed
- 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

Kelby Bosshardt with Better City asked if anyone in the group had any questions on the projects. Lenora would like an overview of the project. Kelby said that this process started approx. 18 months ago when they were brought in by Rio Blanco County. They believe that when starting these types of projects they want input from the community and bring in what Rangely business leaders and community members would like to see. They conducted interviews and after that process they felt that what everyone expressed is that there are many people going out of town for shopping, so they wanted to develop a plan on that goal. The other conclusion is how we can support the local businesses and entities that will help sustain our community. We want to try and shift the paradigm and also have some other retail and entertainment. There must be a collaboration between the community and the taxing entities in order to bring this project forward. Better City looked at models and tried to bring the same type of project to Rangely, they found one in Utah and they have loved the results. The Blanding community has pulled off the project. It hasn't necessarily been a huge economic impact but it has provided a must needed development to the community. Kelby said so with that in mind in order to attract a developer we must look at other opportunities to develop the project, so TIF is one way to have a partnership with the developer. Lenora asked if there have been studies

that show how this will grow Rangely. Kelby further explained that this project is also a housing project for CNCC so that Rangely and CNCC can grow together, so there will be additional residents in the downtown area so we are bringing people “students” living in the downtown area so we will have them to anchor the development but will also allow us to hopefully bring others to the development add employee’s to CNCC. Tim Webber wants to know where the College is on this project. Kelby wanted to stress that they looked at the pilot program at the college. The students that come in would have a positive impact on Rangely not only CNCC which would get money circulating. During the feasibility study Better City found the biggest need is overseas, but ultimately there is a great international opportunity but there is a huge domestic market that CNCC can market. Roger Ficken with CNCC stated that they are in a growth period, which currently looks like 12 students. His office is putting together a business plan about future growth. Their FTE count for the fall semester is way up which is one of the few colleges that have experienced that. President Granger met with Better City but he cannot speak to his overview of the program. Tim would like to speak with Nancy McCowen about the project and CNCC’s commitment, he further doesn’t like that TIFF doesn’t always help communities it can hurt them. In Craig CNCC has gotten a new soccer field, even though this college needs other infrastructure, the state is not taking care of these needs. Tim wants to know why we have not looked at other funding mechanisms. Kelby asked what Tim thinks are ways to improve the college. Roger Polley stated that everyone in Town says that we believe that we all want to do something. Is there any way to back up and look at other projects? There have been vast plans and projects that have come up and huge amounts of money’s spent and never have come to fruition. If this project is something that we want to really move forward with we need to make sure we have a good plan. Roger Polley doesn’t believe that this project will be a benefit to Rangely. He does think we need more retail he does want to see CNCC and the Town come together and try to move forward with us working together. One good thing is that the RBC water conservation has a plan is another project we need to work with the projects that we have. Retail is not an economic driver for Rangely. We have done the college dormitories, we have done the grocery store so we aren’t doing anything we haven’t tried. Kelby says he understands but we have to create an environment that is attractive to students. Honestly the housing in the community the housing is not sufficient or attractive to the students or employee’s that come to CNCC. If we don’t meet the basic needs of new employee’s or have opportunity for retail or grocery shopping we will never move forward. This is a huge challenge and making smart decisions. As far as starting a new strategic plan we don’t want to wait for 5-8 years before the reservoir comes to fruition. Most likely unless we don’t have some other retail opportunities we won’t even capture those people utilizing the lake. Katelin asked Roger Polley what exactly he was referring to when he talks about the “project”. He said the retail and housing project. Kelby stated that they further had researched having a maintenance program that or MRO facilities so there is another project if we can grow the pilot program. Roger thinks that would be a fantastic idea that would be intertwined. Roger believes that the housing project could be accomplished fairly easily with some funding from a public/private partnership. The retail component of this project is what is bothering many of the business owners are concerned about. Beth Robinson wanted to speak to a different perspective through her conversations with Better City and the Town.

She said at the end of the day they agreed to disagree. She believes that CNCC is a huge part of us growing. One thing that struck her from their conversation that Kelby said that they try to do things that they know will work. Beth believes that we need to try new things, employee's working remotely, how many people we really want moving to Rangely. She said that Rangely is a unique community. So we need to remember that we have sometimes what many people already want in Rangely, she see's potential about developing different ideas. The tank has brought in economic development already. We can capitalize on other opportunities. Beth does realize that it's hard to develop a project and then not move forward. Katelin through the blueprint initiative through the state RBC is trying to find out how we can best utilize all of these opportunities that we have. How can we create industries? She sees that Rangely cannot come to a consensus of how they can figure out our identity. Beth's only question is how all of these things tie together and how can we move forward without hurting the existing businesses. The location neutral businesses. Kelby said that he agrees with many of Beth's statements. He asked how many people have moved to Rangely because of what we currently have. If we want to get home based businesses we still must have amenities of what they have or want. Many of these types of people that have those jobs want to be in more tourist areas. Kelby realizes the challenges but we must start somewhere and we need to attract employers and employees. The question in Beth's mind is more about how many people do we want to grow to and what do we want to develop Rangely to be. She doesn't want to be the Steamboat Springs and Park City. She thinks we should build up Main Street and let them come. Brad Casto said he understands why Roger is upset. Brad believes that every business see's leakage but if we can get some people stay we will see less leakage. Roger doesn't believe that we are going to bring something similar in and be successful. Kelby said that the operator that is currently in Rangely operates in resort communities, we need to bring in an operator that knows small communities. A critical part of the decision making process is that we don't recreate from the past. We cannot wait and hope that Rangely will move forward. Andy Key said that he wanted to recognize that Roger has made a great business. Roger said that he wanted to make sure that everyone understands that he would be the first one on board if the developer would move to Rangely and really put his life and family here. Kelby said no the developer may not be that type of person what Roger really wants to see. Kelby said the community and the RDA has a huge part of vetting who will be the developer and can make sure they get someone that is committed. He said that if you don't use TIF like Grand Junction or Vernal are doing, it may be difficult to attract a developer. Roger doesn't believe that TIF is the big problem. He has no problem using TIF for the CNCC programs, we will not land these employers unless we have retail options available for these employers and employee's these types of investments will continue to pass you by. Sarah believes it is not profitable to have a grocery store. Kelby said that we get the catalyst going and once we are off of TIF and then we start to grown the jobs to recruit the MRO and the data center. If we don't have some of these basic needs and amenities we are much less attractive. We must anchor it somehow and then use it to get the job growth, we have never done anything strategically. If we don't grow we will go the other direction. If the community doesn't make these decisions we won't move forward. Kelby moved forward to explain the TIF process and how it is used. Katelin said that when we get referrals from the state that when we mark that we have incentives and mark

no we automatically we lose that opportunity. Sarah doesn't believe that we have the right project he invites everyone to review the studies. Sandy Payne asked how the TIF funding doesn't negatively effect everyone with the declining property assessments. Kelby said that we only effect the area or land that the project occupies. So say the valuation goes down, there is a protected amount to each of the taxing entities. The portion that is protected no matter what happens it must go to where they have been allocated and at a certain baseline. How do we get this kicked off after meeting with the Town and county we feel that the plan that is being presented is how to move forward. We need to start with the land acquisitions. So there is an amount of money for predevelopment work that needs to be done in order to move this forward. The Town has a housing assistance fund. The proposed structure is that the housing assistance fund will provide 280,000. If the Town provides the 280,000 the county has committed to provide 125,000 to the commitment of the land acquisition. If we don't have the land most developers will not move forward. The project area that we are recommending is one that the RDA is currently considering. These projections are what we know today and they may move or change. The RDA will fulfill this role as the contractor and the relationship with the contractor and developer. Many of these costs will be paid back with the Contractor and developer will be paid back. This insures that the developer will be successful. Karen asked if the developer would be the operator. Kelby said not necessarily. The RDA can make these decisions about how to attract the developer. Karen Reed asked since we don't really have the land will we have a developer. What the recommendation of due diligence period. These are not many people looking for this land acquisition. What can happen that the RBC \$125,000 would be transferred to the RDA. There are legal questions on the funding that will have to come to some fruition. Andy Key said that the Town Council would like to take the option agreement and take the funds. Lisa Hatch believes that the commissioners would probably agree that those funds would stay with the RDA. Andy Key believes that we could possibly go to another location. Kelby said that the estimates are based on the locating that has been presented but we can look at another location. We want the location to be sure and support the project. Kelby is asking if the RDA can be the group to make the decision maker and the board that will move this project forward. Brad asked if we needed to wait until we have the proper representation. Kelby said that there are concerns on the project that if we can show that the Town, the County, the Chamber are on board we will have to show our cards to get everyone on board. We need a group to take some leadership in our community regarding this project. Kelby asked that we have a motion to have legal review the proposal and that the RDA is willing to explore the project. Motion to that the RDA is willing to explore and have legal review the Better City Project and consider going forward with a letter of support. Kelby said we need to make some commitment. Lenora Smuts doesn't believe that she is comfortable with the project yet. Beth Robinson said that she has brought up with a co-op store previously and was told that it would be difficult to develop, so she feels that this is a contradiction to this statement. She has many concerns about moving forward with this project. Beth asked if the impact to the existing businesses been addressed? Kelby said that if we grow these opportunities they will help existing businesses as well. He asked if our community is going to make a decision to move forward or not. Dave Morton said that he believes that we can move forward with the motion without committing to everything within the project. Sarah said

that she has the same objections as Roger Polley. Kelby said that is what the RDA is for is to use public dollars to help create opportunities. Andy key motioned to offer a letter of support for exploring the project, Dave Morton seconded, motion passed

- c. Discussion and action to approve a Façade Grant Request by Elizabeth Robinson Studio (Support information to follow) Andy Key let the RDA board know that council believes that the façade grant should stay as it has been presented. Beth believes she should have been made aware that the town council was going to discuss it. Andy let Beth know it was done during public input so they were unaware it was going to happen. Scott Hejl believes that the RDA should not grant the funds based on the scope of work. Beth respects everyone's opinion, Beth believes that she answered the questions as best that she can. The mission of the grant program she does believe that her request fall's within the parameters of the scope of work. Beth believes that she has addressed every application question, she also feels the RDA should take some responsibility about what happened ten years ago. Andy Key and Brad Casto that is not the current board's responsibility that it wasn't made available to Beth. Dave Morton wondered if there is a mechanism for us to make funds available in another way and wants to support Beth and her business, but it needs to be under a different program. Beth wanted to remind the board they are allowed to make exceptions. Kelby said that the RDA said TIFF can be used for these types of mechanisms from the value of loans and upfront cash. Lenora asked if Beth's business has been profitable. Peter said we have used low interest loans but he doubts that anyone in business will be lining up for more debt. Brad does not believe that Beth's investment in the tank should qualify as consideration for the grant. Beth believes that it does. Karen Reed said that although Beth did hit the nail on the head, Karen believes that we are trying to interpret the grant a certain way. Karen said that she agrees that façade is exterior improvements. Andy believes that when he sees that the building was purchased for \$5,000 so that shouldn't be part of the consideration. Karen Reed said that she was in the same boat with her building, but doesn't believe that should change her interpretation of the grant. Lisa Hatch clearly stated that the Town Council believes the façade grant should stay as it has been presented and the RDA should create some grants that will assist Beth and possibly other business that may need the same assistance. Sarah would like to see the Town address the snow and drainage issues that affect Beth's buildings, she further feels that this a make or break for Beth Robinson that we need to move forward with some type of assistance or grant. Sarah thinks we need to figure out another mechanism to help make this happen. Sarah hopes she could get help as soon as possible. Lisa Hatch said that the council said that we can choose to make a different program and would support that. Brad Casto said that we need to come up with an idea. Beth said that she will need to close for three weeks to complete the project. Motion to deny the Façade Grant by Elizabeth Robinson Studio, with the exception that the RDA will come up with another grant program in a timely manner made by Karen Reed, seconded by Andy Key, motion passed
- a. Approval of the Financial Statement for July 2016 Motion to approve the RDC Financial Statement for July 2016 made by Andy Key , seconded by Dave Morton , motion passed

7) Information

- a. Article placed in the Herald-Times

8) Adjourn

ATTEST:

RDC CHAIR

Lisa Piering, Clerk/Treasurer

Brad Casto, Chair

5 – Old Business

6- New Business

(DRAFT)

BUSINESS IMPROVEMENT GRANTS/LOANS

RDA – Grant/Loan Programs – The program is designed to help businesses with expansion, capital investment and in some cases consolidation of debt through the RDA and Northwest Loan Program. The annual budget will be determined by the Town Council upon recommendation by the Rangely Development Authority Board. Should the target amount for all grants and loan be ~\$100K annually, The RDA will require backfill from the General Fund annually in order to maintain the program or until TIF projects and other income producing projects begin to generate enough revenue to cover grants and loans. The program can be discontinued at any time based on a determination of funding availability and effectiveness. Abuse of the program will be quickly addressed and demonstration of need and ability to repay will be the best determination for award. Creation of new jobs and retention of existing employees will achieve a high ranking in the evaluation process for each applicant.

BUSINESS IMPROVEMENT GRANTS/LOANS

- **Grant – Business Improvement Grants up to \$5000.00 (no match)**
 - Detailed description of proposed project: (All applicants must attach a detailed project narrative and copies of any supporting documentation that will assist the grant committee in reviewing the proposed project.)
 - Instructions for Site Enhancement Grant Applications: Make sure to specifically describe how the proposed project will provide significant visual, capital or structural improvement to your business. Applicants should also include relevant information such as project budgets, construction proposals, photographs, site plans/sketches, and project schedules.
 - Instructions for Economic Development Applicants: Make sure to describe how your proposed capital investment is directly linked to the addition of jobs or other economic development goals. Applicants must also include information such as current staffing levels, hiring plans, business plans, and project costs and schedules.
 - ***Applicants are required to review their proposed projects with the Town staff prior to application submission to gain a full understanding of any Town Codes that may be relevant to a particular project.***
 - **See Chart for Submittals**
 - One year business financial statement
 - One year business tax return (***If available***)
 - Statement of likelihood of continuing in business over the next 3 years.

- **Grant/Loan – Business Improvement/Capital Acquisition** (*Loans may offer 2 yrs. Interest only*)
 - Grant: \$5,000 – 10,000 Low Interest Loan: \$5,000 – 15,000
- ✓ Grant – Business Improvement Grants must be matched to \$5,000 with loan equal to total grant plus match. **Max Grant \$10,000 + Max Loan \$15,000 = \$25,000**
 - Detailed description of proposed project: (All applicants must attach a detailed project narrative and copies of any supporting documentation that will assist the grant committee in reviewing the proposed project.)

- Instructions for Site Enhancement Grant Applications: Make sure to specifically describe how the proposed project will provide significant visual, capital or structural improvement to your business. Applicants should also include relevant information such as project budgets, construction proposals, photographs, site plans/sketches, and project schedules.
 - Instructions for Economic Development Applicants: Make sure to describe how your proposed capital investment is directly linked to the addition of jobs or other economic development goals. Applicants must also include information such as current staffing levels, hiring plans, business plans, and project costs and schedules.
 - ***Applicants are required to review their proposed projects with the Town staff prior to application submission to gain a full understanding of any Town Codes that may be relevant to a particular project.***
 - **See Chart for Submittals**
 - Detailed loan application plus a Summary to include history, company description, products and services, marketing and competition, management of key functions & resumes (brief)
 - Three year business financial statement
 - Three year profit/loss projections (my month first year and by quarter years 2&3)
 - Three year business tax return (*if available*)
 - Statement of likelihood of continuing in business over the next 5 years.
- **Grant/Loan – Business Improvement/Capital Acquisition (Loans may offer 2 yrs. Interest only)**
- Grant: \$10,000 – 20,000 Low Interest Loan: \$15,000 – 25,000
- ✓ Grant – Business Improvement Grants must be matched to \$10,000 with loan equal to total grant plus match. **Max Grant \$20,000 + Max Loan \$25,000 = \$45,000**
- Detailed description of proposed project: (All applicants must attach a detailed project narrative and copies of any supporting documentation that will assist the grant committee in reviewing the proposed project.)
 - Instructions for Site Enhancement Grant Applications: Make sure to specifically describe how the proposed project will provide significant visual, capital or structural improvement to your business. Applicants should also include relevant information such as project budgets, construction proposals, photographs, site plans/sketches, and project schedules.
 - Instructions for Economic Development Applicants: Make sure to describe how your proposed capital investment is directly linked to the addition of jobs or other economic development goals. Applicants must also include information such as current staffing levels, hiring plans, business plans, and project costs and schedules.
 - ***Applicants are required to review their proposed projects with the Town staff prior to application submission to gain a full understanding of any Town Codes that may be relevant to a particular project.***
 - **See Chart for Submittals**
 - Detailed loan application plus a Summary Business Plan to include history, company description, products and services, marketing plan and competition, management of key functions & resumes (brief)

- Three year business financial statement
 - Three year profit/loss projections (my month first year and by quarter years 2&3)
 - Three year business tax return (*if available*)
 - **Employment Plan**
 - Statement of likelihood of continuing in business over the next 10 years.
- **Northwest Loan Fund – (Funding up to \$500,000)**
- See attached criteria and application on website:
<http://nwccog.org/programs/northwest-loan-fund/>
 - Contact Information for NWCOG and Mountain Valley Bank in Meeker (Halandras)
- **Façade Grant** - \$7500 with equal match for façade improvements (**see program details**)

**RANGELY DEVELOPMENT AGENCY AND NORTHWEST LOAN FUND
LOAN APPLICATION PACKAGE**

CHECKLIST

1	Business Improvement Grant - \$5,000 (no match)	Business Improvement Grant - \$5,000 - \$10,000 (Up to \$5,000 match) - Total Grant plus Max Loan = \$25,000	Business Improvement Grant - \$10,000 - \$20,000 (Up to \$10,000 match) - Total Grant plus Max Loan = \$45,000	Northwest Loan Fund) (Funding up to \$500,000 for Business Expansion and Startups)	
2		✓	✓	✓	<ul style="list-style-type: none"> • Description of Proposed Project, Instructions for Site Enhancement, Instruction for Economic Development - Business Plan (include: History, Company Description, Products and Services, Marketing Plan & Competition, Management of key functions & Resumes) – Please send in a Word document.
3				✓	<ul style="list-style-type: none"> • Projections: (Resources and helpful links) • Cash Flow projections, with explanation of assumptions, by month for 1st year, then by quarter • Profit/Loss projections, with explanation of assumptions, by month for 1st year, then by quarter • Breakeven (Sales required to cover costs) • Estimate your payment- Interest Rate is: Prime + 2%
4	✓	✓	✓	✓	<ul style="list-style-type: none"> • Business Financial Statements* (BFS) Balance Sheets & Profit and Loss Statements including most recent month-end for the previous 12 months
5	✓	✓	✓	✓	<ul style="list-style-type: none"> • Business Tax Returns * (BTR) April or after, include prior year end
6				✓	<ul style="list-style-type: none"> • List of Business collateral: • Equipment (Description, Age, Condition, Value) • Equipment to be purchased – contracts or bids • Inventory (Description, Value) • Accounts Receivable (Customer, Invoice Date)
7			✓	✓	<ul style="list-style-type: none"> • Personal financial statement (PFS) (current within 60 days) for any owner of 20% or more. Include all schedules & K-1's. (Sample)
8		✓	✓	✓	<ul style="list-style-type: none"> • Personal Tax Returns* (PTR) for ownership of 20% or more
9		✓	✓	✓	<ul style="list-style-type: none"> • Articles of Formation or Incorporation, by-laws, trade name affidavit or franchise agreement

10		✓	✓	✓	• Copy of Lease (If Applicable)
11				✓	• For Real Estate collateral (business or home): Copy of Owners Title Policy or Warranty Deed, Appraisal if available, Environmental review if available
12			✓	✓	• Copy of commitment letters from other financing sources
13				✓	• For Business Acquisitions – Contract detailing what is being purchased at what price
14			✓	✓	• Employment Plan
15					• Other

Note from Director of Business Lending:

- Please send all items on the checklist at **one time** and send attachments **in order** of checklist.

*Three years PTR, BTR, BFS, all signed and dated unless business life is less than 3 years.

[Free business planning assistance](#)

 Indicates if Available or Applicable

7 – Information



August 30, 2016

Rangely Housing and Retail Project

The Town of Rangely and the Rangely Development Agency

To Whom It May Concern,

The Board of the Rangely School District RE-4 (the "Board") is pleased to support the Town of Rangely and the Rangely Development Agency in the development of a new housing and retail project in Rangely. The Board sees immense value in fostering economic growth and development in the Town, because a strong economy and a vibrant community helps retain strong families, faculty, and staff for the School District. The development of new retail, entertainment, and housing options within the community will help accomplish this goal and will serve as a base for future economic development efforts including tourism, OHV trail development, industry recruitment, etc.

The strategic partnership between the local governmental entities and the private operator of the new development is a key component to the project. The rural nature and geographical location of the Town requires the use of strategic financing tools in order to ensure the success of the project. One of these tools is tax increment financing (TIF), which will require that the District allow a portion of the incremental property tax revenue generated from the new housing and retail development to be allocated to the project to help cover development and operation costs for a defined period of time. In addition to supporting a proposed housing and retail project, TIF is a tool that can be utilized by existing local businesses to help make strategic investments to better compete in a global marketplace.

The specific details of the TIF structure, including timing and performance milestones, will be outlined in a forthcoming Redevelopment Plan, and the District will have input in the development and the financial structure of this plan. The District supports these concepts and pledges its support of a housing and retail project by participating in TIF, contingent upon review and approval of the Redevelopment Plan. The District, will however ask for certain language in the final financial structure and contract to protect sales tax collections that are allocated to the Rangely School Foundation by the Town of Rangely.

Sincerely,

A handwritten signature in black ink that reads "Matthew G. Scoggins". The signature is written in a cursive, flowing style.

Matthew G Scoggins

Superintendent

Rangely School District RE-4

402 W. Main #233

Rangely, CO 81648

MAIN STREET WEBINAR

PART 3: MAIN STREET REFRESH PILOT PROJECT IN COLORADO

MATT WAGNER

NATIONAL MAIN STREET CENTER

September 15, 2016, 12:00 - 1:00 pm Mountain Time

Listen in to learn about the refreshed Main Street approach and how you can apply it to your downtown revitalization efforts. We will discuss how to add achievable metrics to your work plans building on parts 1 and 2 of this series. The three pilot project participants and Graduate Colorado Main Street communities, Brush!, Lake City and Steamboat Springs, will be highlighted as examples.

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HISTORY  *Colorado*

PLEASE REGISTER: [click here](#) or email shay.coburn@state.co.us



September 8, 2016

To the Rangely Development Agency and Citizens of Rangely:

The Rangely Board of Trustees is pleased to endorse the Rangely Better City planning process and strategic initiatives. The process of evaluating the most beneficial economic and developmental possibilities for our community was based on initial interviews with community leaders and citizens. From this investigative approach emerged a group of key initiatives that have been publicly communicated for nearly 18 months. These initiatives are both a representation of community input and the experience and expertise derived from community studies and feasibilities.

The Board of Trustees wholly understands that fundamental services must be a component of a community offering in order to attract new businesses and developments, as well as new families and residents looking to relocate to our Town. The need for a grocery store with diverse product and service offering is necessary in order to be competitive in attracting businesses and families to our community as well as fulfilling the identified need of its citizens. Other fundamental needs of a community that are required to be competitive would include continued hospital/medical services, affordable housing and educational systems that support future business expansion and growth. Student housing to support college program growth and retail grocery and entertainment have been identified for a proposed development in the downtown area that further supports bringing the college and the community together.

The Board of Trustees further understands that for this development to initially be viable to a developer we must use tools like Tax Increment Financing, which is provided to Urban Renewal Authorities like the Rangely Development Agency to support projects of this type. TIF allows Rangely to be more competitive with communities like Vernal and Grand Junction as we work to attract qualified developers to construct this project and attract superior operators. The Rangely Development Agency was formed to encourage and support economic opportunities within our community. By working with the taxing entities, the RDA hopes to move forward by helping our citizens continually have their basic needs met which becomes a catalyst for new economic growth.

On behalf of the Rangely Board of Trustees,

Peter Brixius – Town Manager
Rangely, CO

Cc: Mayor Joseph Nielsen and the Rangely Town Council

Rubber Meets the Road

Can you believe that it's been 18 months since the planning, public meetings, articles and advertisements have been circulated to discuss the development and promotion of the Better City Economic Development strategies for Rangely. The first phase calls for the expansion of college programs and enhancement of new retail opportunities, like a grocery store, as well as the availability of social activities for both the community and the college. In order to execute on this vision, we need to be competitive in attracting this new development and that's where the Rangely Development Agency comes in, working to team up with all of the taxing entities to help secure our economic future.

The Rangely Development Agency (RDA), the Town and most all of the taxing entities have met a couple of times throughout the summer. In late August in meetings with our consultant, Better City, the taxing entities had another opportunity to express their views about the project as we work to secure the future of Rangely. The discussions held the week of August 22nd, the Town Council came to a consensus to move forward with the project and begin to secure a location. Throughout the 23rd and 24th Better City held meetings with the RDA and almost every taxing entity involved in the project with the exception of the Recreation District. The results of these meetings were a mixed bag, but demonstrated that there were concerns among a number of board members about the retail project viability and the college's support for the project.

The meetings did demonstrate that there were also many misperceptions about the use of Tax Increment Financing (TIF) and I believe that most entities now understand that it would be the developer accepting responsibility for the cost of building the project. Having said that, there is apprehension within some of the business community about the establishment of new retail and its impact to other retailers.

The RDA was formed in the early 1980's and is a statutorily defined body referred to as an Urban Renewal Authority. The RDA was organized with the consent of all taxing entities for the improvement of our community and development of new economic drivers. The goal of improving the downtown and housing opportunities has been a longstanding mission of the RDA. That's a cliff-note version of the mission of the RDA, but it's vision is so much greater once fully realized.

How does an RDA work? The RDA can provide project funding through Bonds and Tax Increment Financing(TIF) in order to achieve the goal of promoting our local economy. In an example of TIF, when competitively attracting a new retail complex by allowing the incremental property tax to flow back to the developer while at the same time ensuring that all taxing entities remain financially whole, then you begin to understand the use of TIF. TIF is used across the state in many communities and allows various entities to competitively attract new developments or renovations for existing structures.

This is a tough economic time for our community and a tool that can help with program expansion at CNCC while also helping to provide new full-service retail opportunities for our Town is a great benefit and tool to have. We'd love to hear your comments. You can write us at town@rangelyco.gov or call us at (970) 675-8476 and ask for Peter for more information.

DENVER, Aug. 8, 2016 – Coloradans in November could be deciding whether to allow local governments to ban oil-and-gas development, triple the taxes on a pack of cigarettes and require county clerks to send unaffiliated voters ballots for Republican and Democratic candidates during the primary election. The following five measures were turned in before the 3 p.m. deadline at the Colorado Secretary of State's office:

- *Local government authority to regulate oil-and-gas development: [No. 75](#)*
- *Mandatory setback for oil/gas development: [No. 78](#)*
- *New cigarette and tobacco taxes: [No. 143](#)*
- *Primary elections: [No. 98](#)*
- *Presidential primary election: [No. 140](#)*

The office will now conduct a 5-percent random sample of submitted signatures to determine whether the proposals meet the threshold to make the ballot. To get on the ballot, proponents need to submit 98,492 valid voter signatures -- 5 percent of the total votes cast for all candidates for Colorado Secretary of State in the last general election. The Secretary of State's Office has 30 days after signatures are submitted, Sept. 7, to announce whether a proposal made the ballot. The backers of the following measures earlier turned in their signature petitions and are awaiting to hear whether they made the ballot:

- *State minimum wage: [No. 101](#)*
- *Medical aid in dying: [No. 145](#)*
- *Requirements for constitutional amendments: [No. 96](#)*