



*Town of Rangely Conference Room*  
**\*\*\*February 12th, 2026 @ 7:15 a.m.\*\*\***  
***Agenda***

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**Keely Ellis, Chairman**

**Jeannie Caldwell  
Karen Reed  
Lisa Piering**

**Ryan Huitt  
Derek Nielsen**

**Ex-Officio**

**Rio Blanco County Commissioner – Doug Overton  
School District Representative – Brad Casto  
RJCD Board Representative – Lisa Jones  
Rangely Special Districts – Alden Vanden Brink**

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- 1) Call to Order
- 2) Roll Call
- 3) Minutes of Meeting
  - a) *Discussion and Action to approve the minutes of December 11th, 2025.*
- 4) Changes to the Agenda
- 5) Public Input
- 6) Old Business
- 7) New Business
  - a) *Discussion and action to approve the Financials for Nov/Dec 2025*
  - b) *Discussion and action to approve the check register for Nov/Dec 2025*
  - c) *Rare Grant Update December 31, 2025*
- 8) Committee & Project Updates
  - **Main Street:** Jeannie Caldwell
  - **Mountain Bike Trails:** Keely Ellis, Jeannie Caldwell
  - **Housing:** Lisa Piering
  - **Airport:** Jeannie Caldwell, Lisa Jones
  - **Outdoor Rec. – Tourism:** Ryan Huitt,
  - **Investment Opportunity:** Jeannie Caldwell, Karen Reed
- 9) Information
- 10) Adjourn



*Town of Rangely Conference Room*  
\*\*\*December 11th, 2025 @ 7:15 a.m.\*\*\*  
**Minutes**

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**Keely Ellis, Chairman**

**Jeannie Caldwell  
Karen Reed  
Lisa Piering**

**Ryan Huitt  
Derek Nielsen**

**Ex-Officio**

**Rio Blanco County Commissioner – Doug Overton  
School District Representative – Brad Casto  
RJCD Board Representative – Lisa Jones  
Rangely Special Districts – Alden Vanden Brink**

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- 1) Call to Order – 7:33am
- 2) Roll Call – Keely Ellis, Jeannie Caldwell, Lisa Piering, Derek Nielsen, Doug Overton, Lisa Jones and Alden Vanden Brink present. Karen Reed present after roll call. Ryan Huitt and Brad Casto absent.
- 3) Minutes of Meeting
  - a) *Discussion and Action to approve the minutes of October 9th, 2025.* – Motion made by Lisa Piering to approve the minutes of October 9<sup>th</sup>, 2025, second by Alden Vanden Brink. Motion passed
- 4) Changes to the Agenda -None
- 5) Public Input - None
- 6) Old Business
- 7) New Business
  - a) *Discussion and action to approve the RDA 2026 Budget* – Motion made by Jeannie Caldwell to approve the RDA 2026 Budget, second by Derek Nielsen. Motion passed.
  - b) *Discussion and action to approve the Financials for Sept/Oct 2025* – Motion made by Alden Vanden Brink to approve the Financials for Sept/Oct 2025, second by Jeannie Caldwell. Motion passed.
  - c) *Discussion and action to approve the check register for Sept/Oct 2025* – Motion made by Derek Nielsen to approve the check register for Sept/Oct 2025, second by Jeannie Caldwell. Motion passed.
  - d) *Discussion and action to approve a Rare Grant to Powell Liquor in the amount of 40,000.00* – Motion made by Alden Vanden Brink to approve a Rare Grant to Powell Liquor in the amount of 40,000, second by Derek Nielsen. Motion passed.
  - e) *Rare Grant Update October 31, 2025* - \$30,000 was won by PITCH competition winners. Cool Cravings won first place and will be opening at the first of the year. El Jefe took second and will be purchasing equipment to start renting. Douglas Creek Boutique was the final winner, and she will have a store front at Jessica Olivas shop, and she will expand to online sales. Rangely Collision has purchased the piece of equipment that will add a new service. Blue Mountain Inn has a new website and had some outside work done. Prater’s Plumbing is fixing the stucco on the side of the building and fixing the awning. RARE grant doing great. A second PITCH competition will be happening again, and Jeannie was contacted by Margie Joy, and they have some grant money they would be for a PITCH competition for high school aged kids. Total grant expense for the year was \$110,338.74. All the laptops were also given away! Jeannie was creative with essay winners.



8) Committee & Project Updates

- **Main Street:** Jeannie Caldwell – *It has been slow due to no grants but maybe coming back in a year.*
- **Mountain Bike Trails:** Keely Ellis, Jeannie Caldwell - *None*
- **Housing:** Lisa Piering – *Pre-development grant was received, possibly another grant to start build. Looking at building three duplexes.*
- **Airport:** Jeannie Caldwell, Lisa Jones – *Grant to be presented in 2026. Meeting with Dave Ulane and Bill Pain. Bill Pain is a digital air tower traffic controller and looks at those programs. The State is looking for places to pilot this.*
- **Outdoor Rec. – Tourism:** Ryan Huitt – *Meeting with Outdoor Rec. Committee.*
- **Investment Opportunity:** Jeannie Caldwell, Karen Reed- *None*

9) Information

10) Adjourn – 8:06am

TOWN OF RANGELY  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
73-30-100 HOUSING REVENUE	6,375.00	68,899.18	69,300	400.82	99.42
73-30-200 INTEREST EARNED	850.26	13,013.49	200	( 12,813.49)	6506.75
73-30-320 MAIN ST REVENUES	211.01	711.01	1,500,000	1,499,288.99	.05
73-30-500 MISCELLANEOUS INCOME	.05	.58	550,000	549,999.42	.00
TOTAL REVENUES	7,436.32	82,624.26	2,119,500	2,036,875.74	3.90
TOTAL FUND REVENUE	7,436.32	82,624.26	2,119,500	2,036,875.74	3.90

TOWN OF RANGELY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	193.35	2,359.88	4,500	2,140.12	52.44
73-40-250 HOUSING MANAGEMENT EXPENSE	4,784.00	51,842.65	52,600	757.35	98.56
73-40-260 HOUSING MAINT/REPAIRS	597.55	1,196.06	2,000	803.94	59.80
73-40-270 UTILITIES	.00	.00	100	100.00	.00
73-40-300 MARKETING	.00	.00	1,000	1,000.00	.00
73-40-301 GRANT EXPENSES	5,079.07	126,148.44	150,000	23,851.56	84.10
<b>TOTAL OPERATING EXPENSES</b>	<b>10,653.97</b>	<b>181,547.03</b>	<b>210,200</b>	<b>28,652.97</b>	<b>86.37</b>
<u>CAPITAL IMPROVEMENTS</u>					
73-40-800 CAPITAL IMPROVEMENTS	.00	7,000.00	1,800,000	1,793,000.00	.39
<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>.00</b>	<b>7,000.00</b>	<b>1,800,000</b>	<b>1,793,000.00</b>	<b>.39</b>
<b>TOTAL EXPENDITURES</b>	<b>10,653.97</b>	<b>188,547.03</b>	<b>2,010,200</b>	<b>1,821,652.97</b>	<b>9.38</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>10,653.97</b>	<b>188,547.03</b>	<b>2,010,200</b>	<b>1,821,652.97</b>	<b>9.38</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>( 3,217.65)</b>	<b>( 105,922.77)</b>	<b>109,300</b>	<b>215,222.77</b>	<b>( 96.91)</b>

TOWN OF RANGELY  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
73-30-100 HOUSING REVENUE	5,930.83	74,830.01	69,300	( 5,530.01)	107.98
73-30-200 INTEREST EARNED	902.81	13,916.30	200	( 13,716.30)	6958.15
73-30-320 MAIN ST REVENUES	.00	711.01	1,500,000	1,499,288.99	.05
73-30-500 MISCELLANEOUS INCOME	.05	.63	550,000	549,999.37	.00
TOTAL REVENUES	6,833.69	89,457.95	2,119,500	2,030,042.05	4.22
TOTAL FUND REVENUE	6,833.69	89,457.95	2,119,500	2,030,042.05	4.22

TOWN OF RANGELY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	177.80	2,537.68	4,500	1,962.32	56.39
73-40-250 HOUSING MANAGEMENT EXPENSE	4,784.00	56,626.65	52,600	( 4,026.65)	107.66
73-40-260 HOUSING MAINT/REPAIRS	.00	1,196.06	2,000	803.94	59.80
73-40-270 UTILITIES	.00	.00	100	100.00	.00
73-40-300 MARKETING	.00	.00	1,000	1,000.00	.00
73-40-301 GRANT EXPENSES	40,000.00	166,148.44	150,000	( 16,148.44)	110.77
TOTAL OPERATING EXPENSES	44,961.80	226,508.83	210,200	( 16,308.83)	107.76
<u>CAPITAL IMPROVEMENTS</u>					
73-40-800 CAPITAL IMPROVEMENTS	.00	7,000.00	1,800,000	1,793,000.00	.39
TOTAL CAPITAL IMPROVEMENTS	.00	7,000.00	1,800,000	1,793,000.00	.39
TOTAL EXPENDITURES	44,961.80	233,508.83	2,010,200	1,776,691.17	11.62
TOTAL FUND EXPENDITURES	44,961.80	233,508.83	2,010,200	1,776,691.17	11.62
NET REVENUE OVER EXPENDITURES	( 38,128.11)	( 144,050.88)	109,300	253,350.88	(131.79)

Report Criteria:

Report type: Invoice detail

Invoice Detail.GL account = "7340220","7340255","7340260","7340270","7340300","7340301","7340700","7340800","7340250"

GL Period	Payee	Invoice GL Account Title	Check Issue Date	Check Number	Invoice Number	Amount
11/25	ELIZABETH ROBINSON STUDIO	GRANT EXPENSES	11/14/2025	87877	RDA FACADE	5,079.07
Total 514 STUDIO LLC:						5,079.07
11/25	ALL COPY PRODUCTS INC.	PROF/TECH SERVICES	11/14/2025	87832	40572557	15.55
12/25	ALL COPY PRODUCTS INC.	PROF/TECH SERVICES	12/31/2025	87985	40801854	15.55
Total ALL COPY PRODUCTS INC.:						31.10
11/25	CF INVESTORS PARTNERSHIP LLP	HOUSING MANAGEMENT EXPENSE	11/14/2025	87845	SAGE RENT 1	4,784.00
11/25	CF INVESTORS PARTNERSHIP LLP	HOUSING MANAGEMENT EXPENSE	11/14/2025	87845	TRUE VALUE	76.98-
12/25	CF INVESTORS PARTNERSHIP LLP	HOUSING MANAGEMENT EXPENSE	12/15/2025	87938	SAGE RENT 1	4,784.00
Total CF INVESTORS PARTNERSHIP LLP:						9,491.02
11/25	LOWES	HOUSING MAINT/REPAIRS	11/14/2025	87849	992349	597.55
Total LOWES:						597.55
12/25	POWELL LIQUOR COMPANY	GRANT EXPENSES	12/31/2025	88016	RARE GRANT	40,000.00
Total POWELL LIQUOR COMPANY:						40,000.00
11/25	RANGELY HARDWARE	HOUSING MAINT/REPAIRS	11/14/2025	87862	508675	189.99
Total RANGELY HARDWARE:						189.99
Grand Totals:						55,388.73

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
73-21500	76.98	55,465.71-	55,388.73-
73-40-220	31.10	.00	31.10
73-40-250	9,568.00	76.98-	9,491.02
73-40-260	787.54	.00	787.54
73-40-301	45,079.07	.00	45,079.07
Grand Totals:	55,542.69	55,542.69-	.00

August 10, 2023 \*\*\*APPROVED CHECK REGISTER\*\*\*

RDC BOARD

Report Criteria:

Actual amounts  
 All accounts  
 Account.Termination date = IS NULL  
 Account.Account number = "7330100"-"7340800"

Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance	
<b>73-30-100 HOUSING REVENUE</b>						
		10/31/2025 (10/25) Balance	.00 *	.00 *	62,524.18-	
AR	9	Billings		6,375.00-		
		11/30/2025 (11/25) Period Totals and Balance	.00 *	6,375.00- *	68,899.18-	
AR	9	Billings		5,930.83-		
		12/31/2025 (12/25) Period Totals and Balance	.00 *	5,930.83- *	74,830.01-	
YTD Encumbrance	.00	YTD Actual	74,830.01- Total	74,830.01- YTD Budget	69,300.00- Unearned	5,530.01-
<b>73-30-200 INTEREST EARNED</b>						
		10/31/2025 (10/25) Balance	.00 *	.00 *	12,163.23-	
JE	31	INT EARNED		40.82-		
JE	103	INT EARNED		809.44-		
		11/30/2025 (11/25) Period Totals and Balance	.00 *	850.26- *	13,013.49-	
JE	10	INT EARNED		866.01-		
JE	83	INT EARNED		36.80-		
		12/31/2025 (12/25) Period Totals and Balance	.00 *	902.81- *	13,916.30-	
YTD Encumbrance	.00	YTD Actual	13,916.30- Total	13,916.30- YTD Budget	200.00- Unearned	13,716.30-
<b>73-30-310 MAIN STREET GRANT - MSOB</b>						
		10/31/2025 (10/25) Balance	.00 *	.00 *	.00	
		12/31/2025 (12/25) Period Totals and Balance	.00 *	.00 *	.00	
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	.00 Unearned	.00
<b>73-30-320 MAIN ST REVENUES</b>						
		10/31/2025 (10/25) Balance	.00 *	.00 *	500.00-	
AP	158	RANGELY HARDWARE	38.99			
CR	3000027290	hometown hero banner- Norman - Norman, Adair		125.00-		
CR	3000027294	Hometown Hero - Cheri Smith - Cheri Smith		125.00-		
		11/30/2025 (11/25) Period Totals and Balance	38.99 *	250.00- *	711.01-	
		12/31/2025 (12/25) Period Totals and Balance	.00 *	.00 *	711.01-	
YTD Encumbrance	.00	YTD Actual	711.01- Total	711.01- YTD Budget	1,500,000.00- Unearned	1,499,288.99
<b>73-30-500 MISCELLANEOUS INCOME</b>						
		10/31/2025 (10/25) Balance	.00 *	.00 *	.53-	
JE	16	INT EARNED		.05-		
		11/30/2025 (11/25) Period Totals and Balance	.00 *	.05- *	.58-	
JE	54	INT EARNED		.05-		
		12/31/2025 (12/25) Period Totals and Balance	.00 *	.05- *	.63-	
YTD Encumbrance	.00	YTD Actual	.63- Total	.63- YTD Budget	550,000.00- Unearned	549,999.37

Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
<b>73-40-220 PROF/TECH SERVICES</b>					
		10/31/2025 (10/25) Balance	.00 *	.00 *	2,166.53
ALLOC	14	INS ALLOC	174.35		
AP	123	ALL COPY PRODUCTS INC.	15.55		
JE	99	WC ADJ	3.45		
		11/30/2025 (11/25) Period Totals and Balance	193.35 *	.00 *	2,359.88
ALLOC	14	INS ALLOC	174.35		
AP	142	ALL COPY PRODUCTS INC.	15.55		
JE	71	WC ADJ		12.10-	
		12/31/2025 (12/25) Period Totals and Balance	189.90 *	12.10- *	2,537.68
YTD Encumbrance	.00	YTD Actual	2,537.68	Total	2,537.68
		YTD Budget	4,500.00	Unexpended	1,962.32
<b>73-40-250 HOUSING MANAGEMENT EXPENSE</b>					
		10/31/2025 (10/25) Balance	.00 *	.00 *	47,058.65
AP	54	CF INVESTORS PARTNERSHIP LLP	4,784.00		
		11/30/2025 (11/25) Period Totals and Balance	4,784.00 *	.00 *	51,842.65
AP	51	CF INVESTORS PARTNERSHIP LLP	4,784.00		
		12/31/2025 (12/25) Period Totals and Balance	4,784.00 *	.00 *	56,626.65
YTD Encumbrance	.00	YTD Actual	56,626.65	Total	56,626.65
		YTD Budget	52,600.00	Unexpended	4,026.65-
<b>73-40-255 HOUSING RENTAL EXP/FEE</b>					
		10/31/2025 (10/25) Balance	.00 *	.00 *	.00
		12/31/2025 (12/25) Period Totals and Balance	.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00	Total	.00
		YTD Budget	.00	Unexpended	.00
<b>73-40-260 HOUSING MAINT/REPAIRS</b>					
		10/31/2025 (10/25) Balance	.00 *	.00 *	598.51
AP	60	LOWES	597.55		
		11/30/2025 (11/25) Period Totals and Balance	597.55 *	.00 *	1,196.06
		12/31/2025 (12/25) Period Totals and Balance	.00 *	.00 *	1,196.06
YTD Encumbrance	.00	YTD Actual	1,196.06	Total	1,196.06
		YTD Budget	2,000.00	Unexpended	803.94
<b>73-40-270 UTILITIES</b>					
		10/31/2025 (10/25) Balance	.00 *	.00 *	.00
		12/31/2025 (12/25) Period Totals and Balance	.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00	Total	.00
		YTD Budget	100.00	Unexpended	100.00
<b>73-40-300 MARKETING</b>					
		10/31/2025 (10/25) Balance	.00 *	.00 *	.00
		12/31/2025 (12/25) Period Totals and Balance	.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00	Total	.00
		YTD Budget	1,000.00	Unexpended	1,000.00

Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
<b>73-40-301 GRANT EXPENSES</b>					
		10/31/2025 (10/25) Balance	.00 *	.00 *	121,069.37
AP	116	ELIZABETH ROBINSON STUDIO	5,079.07		
		11/30/2025 (11/25) Period Totals and Balance	5,079.07 *	.00 *	126,148.44
AP	326	POWELL LIQUOR COMPANY	40,000.00		
		12/31/2025 (12/25) Period Totals and Balance	40,000.00 *	.00 *	166,148.44
YTD Encumbrance	.00	YTD Actual	166,148.44	Total	166,148.44
		YTD Budget	150,000.00	Unexpended	16,148.44-
<b>73-40-700 CAPITAL OUTLAY</b>					
		10/31/2025 (10/25) Balance	.00 *	.00 *	.00
		12/31/2025 (12/25) Period Totals and Balance	.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00	Total	.00
		YTD Budget	.00	Unexpended	.00
<b>73-40-710 CAP OUTLAY--MSOB</b>					
		10/31/2025 (10/25) Balance	.00 *	.00 *	.00
		12/31/2025 (12/25) Period Totals and Balance	.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00	Total	.00
		YTD Budget	.00	Unexpended	.00
<b>73-40-730 CAP OUTLAY-MAIN ST PROJECTS</b>					
		10/31/2025 (10/25) Balance	.00 *	.00 *	.00
		12/31/2025 (12/25) Period Totals and Balance	.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00	Total	.00
		YTD Budget	.00	Unexpended	.00
<b>73-40-800 CAPITAL IMPROVEMENTS</b>					
		10/31/2025 (10/25) Balance	.00 *	.00 *	7,000.00
		12/31/2025 (12/25) Period Totals and Balance	.00 *	.00 *	7,000.00
YTD Encumbrance	.00	YTD Actual	7,000.00	Total	7,000.00
		YTD Budget	1,800,000.00	Unexpended	1,793,000.00

Number of transactions: 22	Number of accounts: 16	Debit	Credit	Proof
Total ECONOMIC DEVELOPMENT FUND/RDA:		55,666.86	14,321.10-	41,345.76
Number of transactions: 22	Number of accounts: 16	Debit	Credit	Proof
Grand Totals:		55,666.86	14,321.10-	41,345.76

Report Criteria:

Actual amounts

All accounts

Account Termination date = IS NULL

Account.Account number = "7330100"- "7340800"

## RARE Grant Financial Report 4th QTR 2025

<b>Small Business Grants</b>	<b>Date</b>	<b>Amount</b>	<b>Check Number</b>
Powell Liquor	12/31/2025	\$40,000.00	#88016
<b>TOTAL 4TH QTR 2025</b>		<b>40,000.00</b>	
<b>Total Grant Amount</b>		\$460,000.00	
<b>Total Received To Date</b>		\$400,000.00	
<b>Pitch Competition Grant Amount 4TH QTR</b>		\$0.00	
<b>Pitch Amount Received</b>		\$30,000.00	
<b>Small Business Grant Amount 4TH QTR</b>		\$40,000.00	
<b>Small Business Grant Amount Received</b>		\$370,000.00	
<b>Pitch Amount Used to Date</b>		\$30,000.00	
<b>Small Business Amount Used to Date</b>		\$120,338.74	
<b>Total Grant Used to Date</b>		<b>\$150,338.74</b>	
<b>Pitch Funds Remaining</b>		\$60,000.00	<b>Not Received as of 12/31/2025</b>
<b>Small Business Amount Remaining</b>		\$249,661.26	
<b>Interest (as of 12-31-2025)</b>		\$13,487.41	
<b>Total Remaining</b>		<b>\$263,148.67</b>	

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
*			<b>09/30/2025 (09/25) Balance</b>	<b>.00</b>	<b>.00</b>	<b>300,520.11</b>
10/31/2025	JE	39.0001	INT EARNED	953.11	.00	301,473.22
*			<b>10/31/2025 (10/25) Period Totals ***</b>	<b>953.11</b>	<b>.00</b>	<b>301,473.22</b>
*						
11/30/2025	JE	102.0001	INT EARNED	809.44	.00	302,282.66
*			<b>11/30/2025 (11/25) Period Totals ***</b>	<b>809.44</b>	<b>.00</b>	<b>302,282.66</b>
*						
12/31/2025	CRJE	16.0001	RARE GRANT TRANS TO GEN POWELL LIQUOR	.00	(40,000.00)	262,282.66
12/31/2025	JE	9.0001	INT EARNED	866.01	.00	263,148.67
*			<b>12/31/2025 (12/25) Period Totals ***</b>	<b>866.01</b>	<b>(40,000.00)</b>	<b>263,148.67</b>