



Town of Rangely

RDA Packet
March 17, 2022 - 7:30am





(RDA)
Town of Rangely Conference Room
*** March 17, 2022 @ 7:30 a.m. ***

Agenda

Keely Ellis, Chairman

Ron Granger, Vice Chairman
Karen Reed
Emma Baker

Sara Peterson
Ryan Huitt
McKenzie Webber

Ex-Officio

Rio Blanco County Commissioner – Jeff Rector
School District Representative – Jerry Lebleu
RJCD Board Representative – Lisa Jones
Rangely Special Districts – John Payne

1) Call to Order

2) Roll Call

3) Minutes of Meeting

a) Discussion and Action to approve the minutes of February 17, 2022.

4) Changes to the Agenda

5) Public Input

6) Old Business

7) New Business

a) Discussion and Action to approve Feb 2022 Financials.

b) Discussion and Action to approve a Façade Grant from Silver Sage RV Park in the amount of \$7,500.00

8) Committee & Project Updates

✚ **Main Street:** Jeannie Caldwell, Lisa Piering

✚ **Mountain Bike Trails:** Keely Ellis, Jeannie Caldwell, Lisa Piering

✚ **Housing:** Lisa Piering

✚ **Cyber Security:** Jeannie Caldwell, Lisa Jones, McKenzie Webber;

✚ **Fiber Optic-Marketing:** Lisa Jones, Jeff Rector;

✚ **Outdoor Rec. – Tourism:** McKenzie Webber, Ryan Huitt;

✚ **Investment Opportunity:** Jeannie Caldwell, Karen Reed, McKenzie Webber

9) Information

Adjourn



(RDA)

Town of Rangely Conference Room

*** February 17, 2022 @ 7:30 a.m. ***

Minutes

Keely Ellis, Chairman

Ron Granger, Vice Chairman
Karen Reed
Emma Baker

Sara Peterson
Ryan Huitt
McKenzie Webber

Ex-Officio

Rio Blanco County Commissioner – Jeff Rector
School District Representative – Jerry Lebleu
RJCD Board Representative – Lisa Jones
Rangely Special Districts – John Payne

- 1) **Call to Order** – 7:29am
- 2) **Roll Call** – Ron Granger, Karen Reed, Emma Baker, Sara Peterson, Ryan Huitt, McKenzie Webber, Jerry LeBleu and Lisa Jones present. Keely Ellis, Jeff Rector and John Payne absent.
- 3) **Minutes of Meeting**
 - a) *Discussion and Action to approve the minutes of January 27, 2022.-* **Motion made by McKenzie Webber to approve the minutes of January 27, 2022, second by Karen Reed. Motion passed**
- 4) **Changes to the Agenda** - None
- 5) **Public Input** – Lisa Jones reported that there are some resignations from staff/faculty members from CNCC and are looking at how to work more with remote working. Lisa also talked about the Ag Business and Rodeo move to Craig. She stated that it is due in part to a decline numbers. Lisa also reported that CNCC is not getting rid of athletics. She discussed changing regions due to travel expenses.
- 6) **Old Business**
- 7) **New Business**
 - a) *Discussion and Action to approve Jan 2022 Financials. –* **Motion made by Emma Baker to approve the Jan 2022 Financials, second by Sara Peterson. Motion passed**
 - b) *Discussion and Action to accept the Revitalizing Main Street CDOT Grant for \$1,634,500 as budgeted for in 2022. Town Council approved via consensus prior to the Feb 4th submission deadline. –* **Motion made by McKenzie Webber to accept the Revitalizing Main Street CDOT Grant for \$1,634,500 as budgeted for in 2022, second by Emma Baker. Motion passed**
- 8) **Committee & Project Updates**



- + **Main Street:** Jeannie Caldwell, Lisa Piering – *North Park (name will change) up by Eagle Crest has had a fence installed but weather is holding progress on the park. Jeannie is working on the tourism website, Discover Rangely and will be up and running in 8 weeks. Jeannie and McKenzie are working with Meeker Chamber for a new OHV guide. Purchasing Google ads to advertise who we are.*
- + **Mountain Bike Trails:** Keely Ellis, Jeannie Caldwell, Lisa Piering – *Jocelyn has started reaching out to some the developers and determining cost.*
- + **Housing:** Lisa Piering- *Jeannie and Lisa are going around and identifying lots around town.*
- + **Cyber Security:** Jeannie Caldwell, Lisa Jones, McKenzie Webber;
- + **Fiber Optic-Marketing:** Lisa Jones, Jeff Rector; *No updates*
- + **Outdoor Rec. – Tourism:** McKenzie Webber, Ryan Huitt;
- + **Investment Opportunity:** Jeannie Caldwell, Karen Reed, Mckenzie Webber

9) **Information**

Adjourn – 8:35am

TOWN OF RANGELY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2022

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>REVENUES</u>					
73-30-100	HOUSING REVENUE	5,175.00	10,350.00	62,500	52,150.00	16.56
73-30-200	INTEREST EARNED	.00	.21	200	199.79	.11
73-30-320	MAIN ST REVENUES	5,000.00	5,000.00	1,400,000	1,395,000.00	.36
73-30-500	MISCELLANEOUS INCOME	.05	.05	90,000	89,999.95	.00
	TOTAL REVENUES	10,175.05	15,350.26	1,552,700	1,537,349.74	.99
	TOTAL FUND REVENUE	10,175.05	15,350.26	1,552,700	1,537,349.74	.99

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2022

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	10.75	54.20	4,500	4,445.80	1.20
73-40-250 HOUSING MANAGEMENT EXPENSE	3,914.00	7,770.36	45,000	37,229.64	17.27
73-40-260 HOUSING MAINT/REPAIRS	.00	.00	2,000	2,000.00	.00
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	.00	.00	25,000	25,000.00	.00
TOTAL OPERATING EXPENSES	3,924.75	7,824.56	77,600	69,775.44	10.08
<u>CAPITAL IMPROVEMENTS</u>					
73-40-800 CAPITAL IMPROVEMENTS	.00	.00	1,500,000	1,500,000.00	.00
TOTAL CAPITAL IMPROVEMENTS	.00	.00	1,500,000	1,500,000.00	.00
TOTAL EXPENDITURES	3,924.75	7,824.56	1,577,600	1,569,775.44	.50
TOTAL FUND EXPENDITURES	3,924.75	7,824.56	1,577,600	1,569,775.44	.50
NET REVENUE OVER EXPENDITURES	6,250.30	7,525.70	24,900-	(32,425.70)	30.22

Rangely Development Agency (RDA)

Grant/Loan Application

Serving Small Business Owners Residing with the Urban Renewal Plan Area of Rangely, Colorado

SUMMARY OF GRANT/LOAN REQUEST

Grant / Loan Request Amount \$ 7,500 -

Date: 2-22-22

1. PRELIMINARY INFORMATION

Business Name SILVER SAGE RV PARK 970 675-2259 Phone (703) 245-7712 Mobile

Contact Person DORIAN GEBBA Title OWNER

Email Address DORIANGEBBA12@GMAIL.COM

Mailing Address 2823 EDGEMONT DR. HENDERSON NV 89074

Physical Address 314 E. MAIN ST. RANGELY CO. County USA

Federal ID or SS#

(Loan Only)

Business Account Bank BANK OF THE SAN JUAN'S Bank Contact

Bank Address RANGELY CO.

2. BUSINESS INFORMATION

Type of Business:

- ☒ Sole Proprietor ☒ Wholesale
☐ Corporation ☐ Service
☐ Sub S Corporation ☐ Manufacturer
☐ Partnership Other

If corporation, list names of officers:

MEMBERS:
DORIAN &
SHELLEY GEBBA

Date business established 2021

Fiscal year

Is this an existing business? Yes ☒ No ☐

Purchase of existing business? Yes ☒ No ☐

New business? Yes ☐ No ☐

Business description: (products manufactured, services provided, etc.)

RV PARK

Percent of Ownership

Name	Address	Phone	% Owned	SS#
1) DONIA J	2823 EDDENPORT DR HENDERSON NV 89074	702-245-7712	100%	
2) SHELLEY GERB				
3)				
4)				

3. REASONS FOR NEED FOR RDA FUNDS

HELP WITH THE BEAUTIFICATION OF
SILVER SAGE RV PARK ON
MAIN ST. (C064)

4. OTHER LENDING COMMITMENTS/CONTACTS FOR THIS PROJECT

(Loan Only)

Please list below names of other banks or lending sources you have contacted regarding this project and indicate whether they are willing to commit to financing. Attach letters of commitment or interest if available.

PAGE NO 1

REF. # LABOR

* SPEC ORDER *

ORDER*ORDER*ORDER*ORDER

TAXABLE	3075.00
NON-TAXABLE	920.00
SUB-TOTAL	3995.00
TAX AMOUNT	199.88
TOTAL ORDER	4194.88

3,274 88

X

Received By _____



1040 PITKIN AVENUE
GRAND JUNCTION, CO 81501
PHONE: 970-245-7700
FAX: 970-243-0677

Invoice

Date	Invoice #
2/3/2022	111852

Bill To
Silver Sage RV Dorian 702-245-7712

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30	KP	2/3/2022			
Quantity	Item Code	Description	Price Each	Amount		
2	Di-Bond1	Alupoly single sided Sign Panel 4'x10' 3mm Sales Tax	620.00 8.52%	1,240.00 105.65		
<div>1 SIGN = $\frac{1,345.65}{2} = \underline{\underline{672.83}}$</div>						
Total				\$1,345.65		

MAIN ST GRANT

COMPANY	LOCATION	DESCRIPTION	AMOUNT
Precision Drywall & Paint	Rangely CO	Replace, repair and paint existing fencing (HWY 64). Install sinage along HWY 64.	\$7,320.00
Rangely True Value	Rangely CO	Rplace existing chain link fencing from HWY 64 to the North	\$6,227.35
Bud's Signs	Grand Junction CO	2 - 4'x10' single sided signs along HWY 64.	\$1,345.65
TOTAL PROJECT COST			\$14,893.00
DOLA Grant = \$11,959.20 / SUBGRANTEE 20% Match = \$2,989.80			\$14,949.00
DIFFERENCE			-\$56.00

2,989.80

E Rangely Ave

45
44
43
42
41
40

57
56
55
54
53
52
51
50
49
48
47
46

69
68
67
66
65
64
63
62
61
60
59
Office

N Birch Ave

PARK MAP

RV Sites

Premium Back-in

Deluxe Pull-Through

Deluxe Back-In

Residential Area

E Rio Blanco Ave

Trash	7
	6
	5
	4
	3
	2
	1

20	13	12	11	10	9	8	14	15	16	17
Shed	30	31	32	33	34	35	36	37	38	



64

E Main St

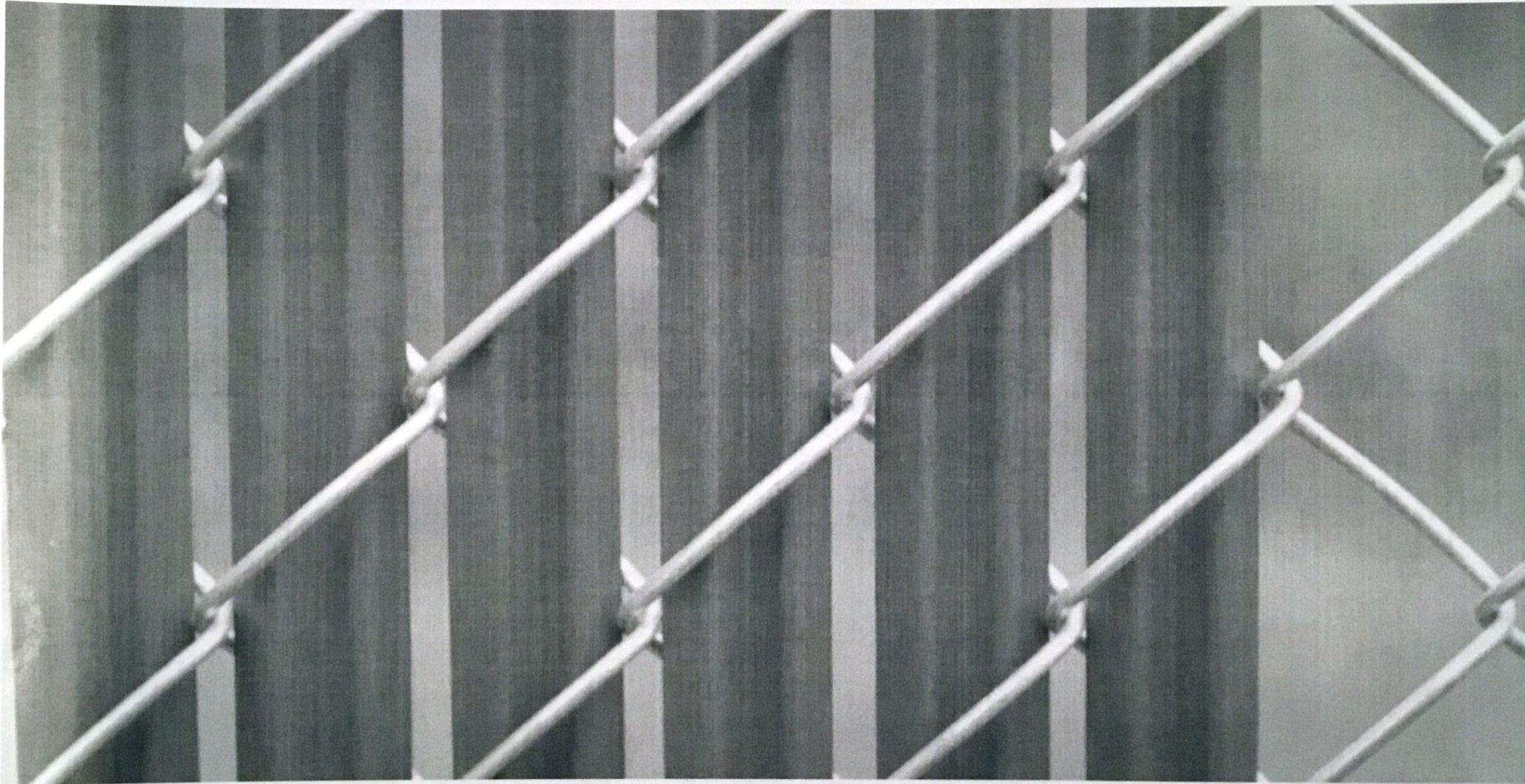
SLATS

4x10 SIGNAGE

RV

TREE REPLACEMENT

FENCE SLATS



WEST FENCE SIGNAGE

4'x10'

Silver
Sage

RV
PARK

NEXT LEFT ON NORTH BIRCH AVE