



Town of Rangely

RDA Packet
May 11, 2023 - 7:30am





(RDA)

Town of Rangely Conference Room

**** May 11th @ 7:30 a.m. ****

Agenda

Keely Ellis, Chairman

Ron Granger, Vice Chairman
Karen Reed
Emma Baker

Sara Peterson
Ryan Huitt
vacant seat

Ex-Officio

Rio Blanco County Commissioner – Dave Overton
School District Representative – Jerry LeBleu
RJCD Board Representative – Lisa Jones
Rangely Special Districts – Alden VandenBrink

1) Call to Order

2) Roll Call

3) Minutes of Meeting

a) Discussion and Action to approve the minutes of January 19th, 2023.

4) Changes to the Agenda

5) Public Input

6) Old Business

7) New Business

a) Discussion and Action to approve March/April Financials.

b) Adora Grant Summary Payment


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,

 **Outdoor Rec. – Tourism:** Ryan Huitt

 **Investment Opportunity:** Jeannie Caldwell, Karen Reed,

9) Information

Adjourn



(RDA)

Town of Rangely Conference Room

*** March 9, 2023 @ 7:30 a.m. ***

Minutes

Keely Ellis, Chairman

Ron Granger, Vice Chairman
Karen Reed
Emma Baker

Sara Peterson
Ryan Huitt
Open Board Seat

Ex-Officio

Rio Blanco County Commissioner – Doug Overton
School District Representative – Jerry LeBleu
RJCD Board Representative – Lisa Jones
Rangely Special Districts – Alden VandenBrink

- 1) **Call to Order** – 7:32am
- 2) **Roll Call** – Ron Granger, Karen Reed, Emma Baker, Ryan Huitt, Doug Overton, and Alden VandenBrink present. Keely Ellis, Sara Peterson, Jerry LeBleu, and Lisa Jones were absent.
- 3) **Minutes of Meeting**
 - a) *Discussion and Action to approve the minutes of January 19, 2023.* – **Motion made by Ryan Huitt to approve the minutes of January 19, 2023, second by Emma Baker. Motion passed.**
- 4) **Changes to the Agenda** - None
- 5) **Public Input** - None
- 6) **Old Business**
- 7) **New Business**
 - a) *Discussion and Action to approve Jan/Feb Financials.* – **Motion made by Alden VandenBrink to approve Jan/Feb Financials, second by Karen Reed. Motion passed.**
 - b) *Main Street Presentation – Jeannie Caldwell* – **Jeannie reported that the new tourism website has launched. The site will have the larger events in town, the OHV trails, which the trail guide is complete. The website is full of videos. Jeannie stated that there will be two more videos done professionally by Align Multimedia, one will be on ROAR. The website covers the Arts (The Tank), rock climbing, Kenney Reservoir, large events, mountain biking, the rodeo grounds, discussion of community stats. The Town along with Main Street, created a reusable bag that features Rangely. They will be sold at the Town Hall. The proceeds will go to the Hometown Hero banners. Jeannie stated that she will be attending the Main Street Now Conference in Boston. Jeannie is working on the next designated status for Main Street. That would double the grant money available. Jeannie stated that a**



grant was received for up to \$40,000 to engineer the Ridges Walk loop walking path. The Colthorp building was deeded to the Town. There will be an assessment done through History Colorado. They will be paying for that, for the engineering and the structural information on the building. Then the Town can apply for it to be repaired. The Rangely Review is still getting a lot of interest. Social Media is doing great. There are over 4000 followers on the Town's Facebook page. World Atlas named Rangely the #1 Mountain Town to explore. Will be doing a Shop Local campaign soon.

8) **Committee & Project Updates**

- ✚ **Main Street:** Jeannie Caldwell, Lisa Piering
- ✚ **Mountain Bike Trails:** Keely Ellis, Jeannie Caldwell, Lisa Piering – *Met with a gentleman that moved to Dinosaur that is into Motocross. Looking at doing something in Rangely.*
- ✚ **Housing:** Lisa Piering – *Meeting with the NW Colorado group. Will be the focus this year.*
- ✚ **Cyber Security:** Jeannie Caldwell, Lisa Jones
- ✚ **Fiber Optic-Marketing:** Lisa Jones
- ✚ **Outdoor Rec. – Tourism:** Ryan Huitt – *ROAR will be at the end of April, with vendor booths. Larping is also coming back. 3000 fish have been put into Kenney Reservoir.*
- ✚ **Investment Opportunity:** Jeannie Caldwell, Karen Reed -

9) **Information** – Have secured \$2 million for COGENCY.

Adjourn – 8:40am

TOWN OF RANGELY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>REVENUES</u>					
73-30-100	HOUSING REVENUE	5,175.00	15,525.00	62,500	46,975.00	24.84
73-30-200	INTEREST EARNED	19.49	62.63	200	137.37	31.32
73-30-320	MAIN ST REVENUES	170.00	170.00	1,535,000	1,534,830.00	.01
73-30-500	MISCELLANEOUS INCOME	150.00	150.00	120,000	119,850.00	.13
	TOTAL REVENUES	5,514.49	15,907.63	1,717,700	1,701,792.37	.93
	TOTAL FUND REVENUE	5,514.49	15,907.63	1,717,700	1,701,792.37	.93

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	13.87	37.69	4,500	4,462.31	.84
73-40-250 HOUSING MANAGEMENT EXPENSE	3,914.00	11,742.00	45,000	33,258.00	26.09
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	3,927.87	11,779.69	77,600	65,820.31	15.18
<u>CAPITAL IMPROVEMENTS</u>					
73-40-800 CAPITAL IMPROVEMENTS	.00	.00	1,700,000	1,700,000.00	.00
TOTAL CAPITAL IMPROVEMENTS	.00	.00	1,700,000	1,700,000.00	.00
TOTAL EXPENDITURES	3,927.87	11,779.69	1,777,600	1,765,820.31	.66
TOTAL FUND EXPENDITURES	3,927.87	11,779.69	1,777,600	1,765,820.31	.66
NET REVENUE OVER EXPENDITURES	1,586.62	4,127.94	59,900-	(64,027.94)	6.89

TOWN OF RANGELY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2023

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	REVENUES					
73-30-100	HOUSING REVENUE	5,175.00	20,700.00	62,500	41,800.00	33.12
73-30-200	INTEREST EARNED	.05	62.68	200	137.32	31.34
73-30-320	MAIN ST REVENUES	.00	170.00	1,535,000	1,534,830.00	.01
73-30-500	MISCELLANEOUS INCOME	.00	150.00	120,000	119,850.00	.13
	TOTAL REVENUES	5,175.05	21,082.68	1,717,700	1,696,617.32	1.23
	TOTAL FUND REVENUE	5,175.05	21,082.68	1,717,700	1,696,617.32	1.23

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2023

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	13.87	51.56	4,500	4,448.44	1.15
73-40-250 HOUSING MANAGEMENT EXPENSE	3,914.00	15,656.00	45,000	29,344.00	34.79
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	6,100.00	6,100.00	25,000	18,900.00	24.40
TOTAL OPERATING EXPENSES	10,027.87	21,807.56	77,600	55,792.44	28.10
<u>CAPITAL IMPROVEMENTS</u>					
73-40-800 CAPITAL IMPROVEMENTS	.00	.00	1,700,000	1,700,000.00	.00
TOTAL CAPITAL IMPROVEMENTS	.00	.00	1,700,000	1,700,000.00	.00
TOTAL EXPENDITURES	10,027.87	21,807.56	1,777,600	1,755,792.44	1.23
TOTAL FUND EXPENDITURES	10,027.87	21,807.56	1,777,600	1,755,792.44	1.23
NET REVENUE OVER EXPENDITURES	(4,852.82)	(724.88)	59,900-	(59,175.12)	(1.21)

RANGELY
COLORADO

TOWN OF RANGELY

209 EAST MAIN STREET
RANGELY, COLORADO 81648
PHONE: (970) 675-8476

BANK OF THE SAN JUANS

(970) 675-8481
222 WEST MAIN STREET
RANGELY, CO 81648
82-656/1021

84638 **084638**

CHECK NO.

DATE

4/28/2023

AMOUNT

***6,100.00**

PAY ***Six Thousand One Hundred and 00/100 Dollars***

TO THE
ORDER OF

NCM HOLDINGS LLC
PO BOX 770740
STEAMBOAT SPRINGS CO 80477

COPY

⑈084638⑈ ⑆102106569⑆11021011503800⑈

Town of Rangely

Vendor: 3288 NCM HOLDINGS LLC

084638

4/28/2023

84638

DATE

INVOICE #

DESCRIPTION

AMOUNT

GL ACCOUNT #

4/26/2023

RDA GRANT 04/2

rda facade grant

6,100.00

73-40-301

Total Amount:

\$6,100.00

CHECK REQUEST

\$ 6,100.00

DATE: 4/26/2023

REQUESTED BY: Chris Montgomery

PAYABLE TO: Ncm Holdings LLC

ADDRESS: P.O. Box 770740

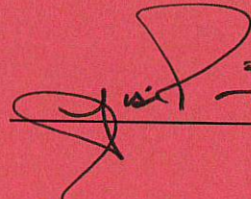
Steamboat Springs, Co 80477

PURPOSE: RDA Grant

ACCOUNT NO: 73.40.301

ACCOUNT NAME: 6,100.00

APPROVED



DISPOSITION

_____ Process and mail check next check run

_____ Prepare check and mail by: _____

_____ Prepare check and return to: _____

By Date: _____

Other comments and/or instructions:



(RDA)
Town of Rangely Conference Room
*** November 9, 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 – Jennifer O’Hearon
School District Representative – Jerry LeBleu
RJCD Board Representative – Lisa Jones
Rangely Special Districts –

- 1) **Call to Order** -7:54am
- 2) **Roll Call** – Keely Ellis, Ron Granger, Emma Baker, Ryan Huitt, McKenzie Webber, Jerry LeBleu and Lisa Jones present. Karen Reed, Sara Peterson, and Jennifer O’Hearon absent.
- 3) **Minutes of Meeting**
 - a) *Discussion and Action to approve the minutes of Sept 15, 2022 – Motion made by McKenzie to approve the minutes of Sept 15, 2022, second by Emma Baker. Motion passed*
- 4) **Changes to the Agenda**
- 5) **Public Input** - None
- 6) **Old Business**
- 7) **New Business**
 - a) *Discussion and Action to approve a Façade Grant to NCM Holdings LLC, DBA Adora Apartments in the amount of \$6,100.00 to replace the existing sign on Main Street – Jared Edwards from NCM Holdings was present via telephone. Jared stated that the Adora Apartments was the Adora Inn and NCM Holdings purchased the property and turned hotel rooms into studio apartments. He stated that they would like to replace the sign on Main Street. **Motion made by Ron Granger to approve a Façade Grant to NCM Holdings LLC, DBA Adora Apartments in the amount of \$6,100 to replace the sign on Main Street, second by Emma Baker. Motion passed***
 - b) *Discussion and Action to approve Sept/Oct 2022 Financials. – Motion made by McKenzie Webber to approve Sept/Oct 2022 Financials, second by Ryan Huitt. Motion passed*



- c) *Discussion and Action to approve the Draft 2023 Budget – Motion made by Ron Granger to approve the Draft 2023 Budget, second by Emma Baker. Motion passed*

8) **Committee & Project Updates**

- ✚ **Main Street:** Jeannie Caldwell, Lisa Piering – *Jeannie attended the Main Street conference.*
- ✚ **Mountain Bike Trails:** Keely Ellis, Jeannie Caldwell, Lisa Piering
- ✚ **Housing:** Lisa Piering – *Meeting with DOLA Housing Rep and Margie Joy with CHFA.*
- ✚ **Cyber Security:** Jeannie Caldwell, Lisa Jones, McKenzie Webber
- ✚ **Fiber Optic-Marketing:** Lisa Jones
- ✚ **Outdoor Rec. – Tourism:** McKenzie Webber, Ryan Huitt – *ROAR will be at the end of April 2023 and will need volunteers. ChristmasFest and Parade is December 10th.*
- ✚ **Investment Opportunity:** Jeannie Caldwell, Karen Reed, McKenzie Webber – *The Basic Energy property has 2 different investors interested. The tanks at the old Sinclair gas station will be removed next spring.*

9) **Information**

Adjourn – 9:20am

2551

NCM HOLDINGS LLC
PO BOX 770740
STEAMBOAT SPRINGS, CO 80477

Date 4-26-23

37-65/1119

Pay to the
order of

Bud's Signs

\$ 8431 ⁷⁹

Eight Thousand Four Hundred Thirty One ⁷⁹ /100 -

Dollars  Security Features
Included
Check on Back

WELLS FARGO BANK, N.A.
TEXAS
WELLSFARGO.COM

For

inv 117476 Adora Apartments

Christina Martinez

MP

⑈002551⑈ ⑆111900659⑆2860654868⑈



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

Invoice

Date	Invoice #
4/25/2023	117436

Bill To
Adora Inn Motel and Apartments 206 E. Main Street Rangely, CO 81648

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on receipt	KP	4/25/2023	Installed		
Quantity	Item Code	Description			Price Each	Amount
1	Lexan	New Lexan Sign Faces (2) 72"x120.5" (2) 72"x39.5" (2) 72"x12" Including Survey and Installation			6,485.00	6,485.00
1	Perm	Permit Acquisition			205.00	205.00
3	Part	84" Lamps			18.00	54.00
6	Part	72" Lamps			18.00	108.00
2	Part	26 L Ballasts			250.00	500.00
1	Part	Socket			10.00	10.00
1	Part	1 Bag 3-Mod LED Strips			120.00	120.00
1	Part	60 W Power Supply			100.00	100.00
1	Bucket Truck 2 Men	Labor sign lighting			370.00	370.00
1	Retail Delivery Fee	Colorado Retail Delivery Fee			0.27	0.27
		Sales Tax			6.50%	479.52
Thank you for your business.					Total	\$8,431.79