



Town of Rangely

RDA Packet
July 14, 2022 - 7:30am





(RDA)

Town of Rangely Conference Room

*** July 14, 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 –
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 May 19, 2022.*

4) **Changes to the Agenda**

5) **Public Input**

6) **Old Business**

7) **New Business**

a) *Discussion and Action to approve May/June 2022 Financials.*

b) *Discussion and Action Grant/Loan Guidelines*

c) *Discussion Goals and Projects*

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

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

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

9) **Information**

Adjourn



(RDA)

Town of Rangely Conference Room

*** May 19, 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 –
School District Representative – Jerry Lebleu
RJCD Board Representative – Lisa Jones
Rangely Special Districts – John Payne

- 1) **Call to Order** – 7:33am
- 2) **Roll Call** – Ron Granger, Karen Reed, Emma Baker, Sara Peterson, McKenzie Webber, and Lisa Jones present. Kelly Ellis, Ryan Huitt, Jerry LeBleu, and John Payne absent.
- 3) **Minutes of Meeting**
 - a) *Discussion and Action to approve the minutes of March 17, 2022.* – **Motion made by Emma Baker to approve the minutes of March 17, 2022, seconded by McKenzie Webber. Motion passed**
- 4) **Changes to the Agenda** - None
- 5) **Public Input** – Dillya Wagner was present, and she is a Utah State student and will be interning with multiple businesses in town over the summer. Dillya is majoring in Business Administration with Human Resources as an emphasis. Lisa Jones spoke about how CNCC is rebranding to help improve retention. Also, to expand and strengthen and help with recruitment.
- 6) **Old Business**
- 7) **New Business**
 - a) *Discussion and Action to approve March/April 2022 Financials.* – **Motion made by Sara Peterson to approve March/April 2022 Financials, seconded by Karen Reed. Motion passed**
 - b) *Discussion and Action Grant/Loan Guidelines* – No changes to be made, guideline look good.
- 8) **Committee & Project Updates**
 - a) **Main Street:** Jeannie Caldwell, Lisa Piering – *Main Street Open for Business grants were awarded to Professional Touch and to Silver Sage. Jeannie and Lisa will be attending the Main Street Conference in Virginia. There will be 4 articles in Out There Colorado. Received grants to finish the solar lights on Kennedy. Sunrise Park has put a fence up and*



installing the sprinkler system. Did not receive grant for the East entrance but will continue to look at other options. Rangely Review will be out the second week in June.

- ✚ Mountain Bike Trails:** Keely Ellis, Jeannie Caldwell, Lisa Piering – *Trying to get back on track*
- ✚ Housing:** Lisa Piering – *Talking with the state. There is a developer looking in Rangely.*
- ✚ Cyber Security:** Jeannie Caldwell, Lisa Jones, McKenzie Webber – *June 8th will be a cyber boot camp.*
- ✚ Fiber Optic-Marketing:** Lisa Jones – *No update*
- ✚ Outdoor Rec. – Tourism:** McKenzie Webber, Ryan Huitt – *300 people attended ROAR. The OHV Guidebook should be completed in June. July will be busy with 4th of July, We Rock, Rally Colorado and Hill Climb. LARPing will be Memorial Day weekend.*
- ✚ Investment Opportunity:** Jeannie Caldwell, Karen Reed, McKenzie Webber

9) **Information**

Adjourn – 8:50am

TOWN OF RANGELY
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING MAY 31, 2022

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
73-30-100 HOUSING REVENUE	5,175.00	25,535.00	62,500	36,965.00	40.86
73-30-200 INTEREST EARNED	.73	6.24	200	193.76	3.12
73-30-320 MAIN ST REVENUES	77,074.96	82,074.96	1,400,000	1,317,925.04	5.86
73-30-500 MISCELLANEOUS INCOME	31,296.76	32,236.86	90,000	57,763.14	35.82
TOTAL REVENUES	113,547.45	139,853.06	1,552,700	1,412,846.94	9.01
TOTAL FUND REVENUE	113,547.45	139,853.06	1,552,700	1,412,846.94	9.01

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2022

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	11.91	164.48	4,500	4,335.52	3.66
73-40-250 HOUSING MANAGEMENT EXPENSE	4,220.41	19,260.76	45,000	25,739.24	42.80
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	43,796.71	43,796.71	25,000	(18,796.71)	175.19
TOTAL OPERATING EXPENSES	48,029.03	63,221.95	77,600	14,378.05	81.47
<u>CAPITAL IMPROVEMENTS</u>					
73-40-700 CAPITAL OUTLAY	2,469.00	3,219.00	0	(3,219.00)	.00
73-40-800 CAPITAL IMPROVEMENTS	.00	.00	1,500,000	1,500,000.00	.00
TOTAL CAPITAL IMPROVEMENTS	2,469.00	3,219.00	1,500,000	1,496,781.00	.21
TOTAL EXPENDITURES	50,498.03	66,440.95	1,577,600	1,511,159.05	4.21
TOTAL FUND EXPENDITURES	50,498.03	66,440.95	1,577,600	1,511,159.05	4.21
NET REVENUE OVER EXPENDITURES	63,049.42	73,412.11	24,900-	(98,312.11)	294.83

TOWN OF RANGELY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2022

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
73-30-100 HOUSING REVENUE	5,175.00	30,710.00	62,500	31,790.00	49.14
73-30-200 INTEREST EARNED	.00	6.24	200	193.76	3.12
73-30-320 MAIN ST REVENUES	.00	82,074.96	1,400,000	1,317,925.04	5.86
73-30-500 MISCELLANEOUS INCOME	.04	32,236.90	90,000	57,763.10	35.82
TOTAL REVENUES	5,175.04	145,028.10	1,552,700	1,407,671.90	9.34
TOTAL FUND REVENUE	5,175.04	145,028.10	1,552,700	1,407,671.90	9.34

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2022

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	255.91	420.39	4,500	4,079.61	9.34
73-40-250 HOUSING MANAGEMENT EXPENSE	3,754.00	23,014.76	45,000	21,985.24	51.14
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	43,796.71	25,000	(18,796.71)	175.19
TOTAL OPERATING EXPENSES	4,009.91	67,231.86	77,600	10,368.14	86.64
<u>CAPITAL IMPROVEMENTS</u>					
73-40-700 CAPITAL OUTLAY	303.77	3,522.77	0	(3,522.77)	.00
73-40-710 CAP OUTLAY--MSOB	26,563.20	26,563.20	0	(26,563.20)	.00
73-40-800 CAPITAL IMPROVEMENTS	.00	.00	1,500,000	1,500,000.00	.00
TOTAL CAPITAL IMPROVEMENTS	26,866.97	30,085.97	1,500,000	1,469,914.03	2.01
TOTAL EXPENDITURES	30,876.88	97,317.83	1,577,600	1,480,282.17	6.17
TOTAL FUND EXPENDITURES	30,876.88	97,317.83	1,577,600	1,480,282.17	6.17
NET REVENUE OVER EXPENDITURES	(25,701.84)	47,710.27	24,900-	(72,610.27)	191.61