



*Town of Rangely Conference Room*  
*\*\*\* October 10th, 2024 @ 7:30 a.m. \*\*\**

## *Agenda*

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**Keely Ellis, Chairman**







**Ron Granger, Vice Chairman**  
**Karen Reed**  
**Emma Baker**

**Jeannie Caldwell**  
**Ryan Huitt**  
**Candra Robie**

**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 JAugust 8th, 2024.*
- 4) Changes to the Agenda
- 5) Public Input
- 6) Old Business
- 7) New Business
  - a) *Discussion and action to approve the Financials for July/Aug 2024*
  - b) *Discussion and action to approve the check register for July/Aug 2024*
  - c) *Discussion and action to approve RDA 2025 Draft Budget*
  - d) *Update RARE Grant Approval*
- 8) Committee & Project Updates
  -  **Main Street:** Jeannie Caldwell, Lisa Piering
  -  **Mountain Bike Trails:** Keely Ellis, Jeannie Caldwell, Lisa Piering
  -  **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*  
*\*\*\* August 8th, 2024 @ 7:30 a.m. \*\*\**

## *Minutes*

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**Keely Ellis, Chairman**

**Ron Granger, Vice Chairman**  
**Karen Reed**  
**Emma Baker**

**Jeannie Caldwell**  
**Ryan Huitt**  
**Candra Robie**

**Ex-Officio**

**Rio Blanco County Commissioner – Doug Overton**  
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- 1) Call to Order – 7:34am
- 2) Roll Call – Keely Ellis, Ron Granger, Karen Reed, Emma Baker, Jeannie Caldwell, Ryan Huitt, Candra Robie, Doug Overton, Lisa Jones and Alden Vanden Brink present. Brad Casto absent.
- 3) Minutes of Meeting
  - a) *Discussion and Action to approve the minutes of June 13th, 2024.* – **Motion made by Candra Robie to approve the minutes of June 13<sup>th</sup>, 2024, with spelling correction, second by Emma Baker. Motion passed.**
- 4) Changes to the Agenda – Correct amount on 7d to \$5,000
- 5) Public Input – Alden Vanden Brink with the Water Conservancy District is pursuing financial assistance from the office of Just Transition. Application has been submitted. The purpose would be to conduct interviews throughout the county and possibly in other regions to do an economic interview with agriculture businesses with the purpose to look at agricultural development. Will be also looking at recreation. The Water Conservancy District is also working with AGNC. Alden stated that they are seeking \$100,000 from Just Transition. The State also encouraged the Water District to apply for some Capacity Development Grants, which are for large infrastructures.
- 6) Old Business
- 7) New Business
  - a) *Discussion and action to approve a grant request from Outside Inn for \$7,500 for the purpose of parking/concrete replacement* – Bonnie Scarlett was present via phone, stating the main focus would be the sinking part of the parking lot by the restaurant. **Motion made by Jeannie Caldwell to approve a grant request from Outside Inn for \$7,500 for the purpose for repairs of creaking of cement on upper deck and miscellaneous other parts and painting with sand for a total project cost of \$16,875, second by Ryan Huitt. Motion passed.**
  - b) *Discussion and action to approve the Financials for May/June 2024* – **Motion made by Ron Granger to approve the Financials for May/June 2024, second by Emma Baker. Motion passed.**
  - c) *Discussion and action to approve the check register for May/June 2024* – **Motion made by Ron Granger to approve the check register for May/June 2024, second by Jeannie Caldwell. Motion passed.**



- d) Discussion and action to approve an AARP Grant for benches on Main Street in the amount of ~~\$4,000~~ \$5,000 – Motion made by Candra Robie to approve an AARP Grant for benches on Main Street in the amount \$5,000, second Emma Baker. Motion passed.
- e) Update RARE Grant Approval – Continue attending meetings. Waiting for approval from OEDIT.

8) Committee & Project Updates

- + Main Street: Jeannie Caldwell, Lisa Piering: *Final interview meeting to move up in status for grant funding.*
- + Mountain Bike Trails: Keely Ellis, Jeannie Caldwell, Lisa Piering: *None*
- + Housing: Lisa Piering: *Working on grants. The Hospital has reached out to Synergy to build houses for them. The goal is to build foundations this year on the three duplexes.*
- + Airport: Jeannie Caldwell, Lisa Jones: *Request is still being reviewed. FFA grant for the apron.*
- + Outdoor Rec. – Tourism: Ryan Huitt: *Emma Baker will be added to committee. Many people stopping in the Chamber to get maps.*
- + Investment Opportunity: Jeannie Caldwell, Karen Reed: *None*

- 9) Information - Lisa Jones stated that CNCC submitted a grant proposal/application for CDC funds for Weiss and Hefley interior. CNCC decided to not move forward with Rock n Bull this year, CNCC will be hosting it first homecoming event September 11-14<sup>th</sup>.

- 10) Adjourn -8:37am

TOWN OF RANGELY  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 7 MONTHS ENDING JULY 31, 2024

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
73-30-100 HOUSING REVENUE	5,775.00	38,925.00	69,300	30,375.00	56.17
73-30-200 INTEREST EARNED	48.34	331.90	200	( 131.90)	165.95
73-30-320 MAIN ST REVENUES	250.00	( 404.05)	1,750,000	1,750,404.05	( .02)
73-30-500 MISCELLANEOUS INCOME	.00	610.25	90,000	89,389.75	.68
TOTAL REVENUES	6,073.34	39,463.10	1,909,500	1,870,036.90	2.07
TOTAL FUND REVENUE	6,073.34	39,463.10	1,909,500	1,870,036.90	2.07

TOWN OF RANGELY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 7 MONTHS ENDING JULY 31, 2024

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	13.42	275.83	4,500	4,224.17	6.13
73-40-250 HOUSING MANAGEMENT EXPENSE	4,396.00	28,046.97	52,600	24,553.03	53.32
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	3,588.00	25,000	21,412.00	14.35
TOTAL OPERATING EXPENSES	4,409.42	31,910.80	85,200	53,289.20	37.45
<u>CAPITAL IMPROVEMENTS</u>					
73-40-800 CAPITAL IMPROVEMENTS	.00	.00	2,000,000	2,000,000.00	.00
TOTAL CAPITAL IMPROVEMENTS	.00	.00	2,000,000	2,000,000.00	.00
TOTAL EXPENDITURES	4,409.42	31,910.80	2,085,200	2,053,289.20	1.53
TOTAL FUND EXPENDITURES	4,409.42	31,910.80	2,085,200	2,053,289.20	1.53
NET REVENUE OVER EXPENDITURES	1,663.92	7,552.30	175,700-	( 183,252.30)	4.30

TOWN OF RANGELY  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING AUGUST 31, 2024

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
73-30-100 HOUSING REVENUE	5,775.00	44,700.00	69,300	24,600.00	64.50
73-30-200 INTEREST EARNED	48.29	380.19	200	( 180.19)	190.10
73-30-320 MAIN ST REVENUES	( 559.70)	( 963.75)	1,750,000	1,750,963.75	( .06)
73-30-500 MISCELLANEOUS INCOME	.00	610.25	90,000	89,389.75	.68
TOTAL REVENUES	5,263.59	44,726.69	1,909,500	1,864,773.31	2.34
TOTAL FUND REVENUE	5,263.59	44,726.69	1,909,500	1,864,773.31	2.34

TOWN OF RANGELY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING AUGUST 31, 2024

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	35.28	311.11	4,500	4,188.89	6.91
73-40-250 HOUSING MANAGEMENT EXPENSE	4,331.00	32,377.97	52,600	20,222.03	61.56
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	3,588.00	25,000	21,412.00	14.35
<b>TOTAL OPERATING EXPENSES</b>	<b>4,366.28</b>	<b>36,277.08</b>	<b>85,200</b>	<b>48,922.92</b>	<b>42.58</b>
<u>CAPITAL IMPROVEMENTS</u>					
73-40-800 CAPITAL IMPROVEMENTS	.00	.00	2,000,000	2,000,000.00	.00
<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>.00</b>	<b>.00</b>	<b>2,000,000</b>	<b>2,000,000.00</b>	<b>.00</b>
<b>TOTAL EXPENDITURES</b>	<b>4,366.28</b>	<b>36,277.08</b>	<b>2,085,200</b>	<b>2,048,922.92</b>	<b>1.74</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>4,366.28</b>	<b>36,277.08</b>	<b>2,085,200</b>	<b>2,048,922.92</b>	<b>1.74</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>897.31</b>	<b>8,449.61</b>	<b>175,700-</b>	<b>( 184,149.61)</b>	<b>4.81</b>

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
07/24	ALL COPY PRODUCTS INC.	PROF/TECH SERVICES	07/31/2024	86193	36999991	13.42
08/24	ALL COPY PRODUCTS INC.	PROF/TECH SERVICES	08/15/2024	86253	37212070	13.42
Total ALL COPY PRODUCTS INC.:						26.84
07/24	CF INVESTORS PARTNERSHIP LLP	HOUSING MANAGEMENT EXPENSE	07/15/2024	86149	LABOR 997 06	162.50-
07/24	CF INVESTORS PARTNERSHIP LLP	HOUSING MANAGEMENT EXPENSE	07/15/2024	86149	SAGE RENT 0	4,396.00
07/24	CF INVESTORS PARTNERSHIP LLP	HOUSING MANAGEMENT EXPENSE	07/15/2024	86149	TRUE VALUE	268.99-
07/24	CF INVESTORS PARTNERSHIP LLP	HOUSING MANAGEMENT EXPENSE	07/15/2024	86149	TRUE VALUE	29.56-
07/24	CF INVESTORS PARTNERSHIP LLP	HOUSING MANAGEMENT EXPENSE	07/15/2024	86149	TRUE VALUE	19.48-
08/24	CF INVESTORS PARTNERSHIP LLP	HOUSING MANAGEMENT EXPENSE	08/15/2024	86262	SAGE RENT 0	4,396.00
Total CF INVESTORS PARTNERSHIP LLP:						8,311.47
07/24	RANGELY HARDWARE	HOUSING MANAGEMENT EXPENSE	07/15/2024	86173	480630	268.99
07/24	RANGELY HARDWARE	HOUSING MANAGEMENT EXPENSE	07/15/2024	86173	480658	29.56
07/24	RANGELY HARDWARE	HOUSING MANAGEMENT EXPENSE	07/15/2024	86173	480663	19.48
Total RANGELY HARDWARE:						318.03
07/24	RANGELY TRASH SERVICE	HOUSING MANAGEMENT EXPENSE	07/15/2024	86175	837	30.00-
Total RANGELY TRASH SERVICE:						30.00-
Grand Totals:						8,626.34

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
73-21500	510.53	9,136.87-	8,626.34-
73-40-220	26.84	.00	26.84
73-40-250	9,110.03	510.53-	8,599.50
Grand Totals:	9,647.40	9,647.40-	.00

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

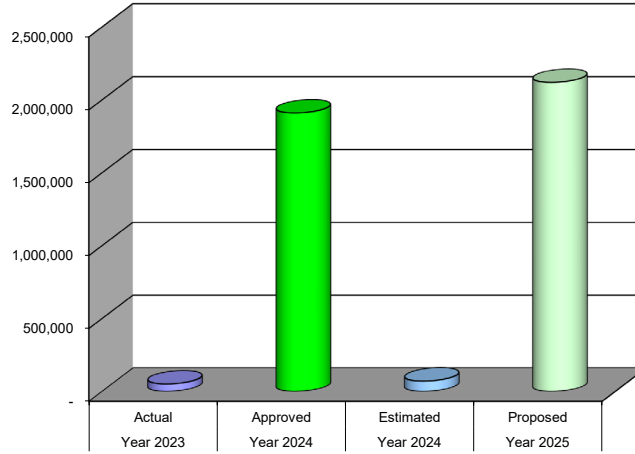
RDC BOARD



**TOWN OF RANGELY, COLORADO**  
**RANGELY DEVELOPMENT AGENCY FUND REVENUES**  
**2025 BUDGET**

Account	Description	Year 2023 Actual	Year 2024 Approved	Year 2024 Estimated	Year 2025 Proposed
73-30-100	HOUSING REVENUE	50,475	69,300	66,300	69,300
73-30-200	INTEREST EARNINGS CD	427	200	567	200
73-30-320	MAIN STREET GRANTS	(964)	1,750,000	2,000	1,500,000
73-30-500	MISCELLANEOUS INCOME	610	90,000	1,371	550,000
<b>TOTAL RDA FUND REVENUES</b>		<b>50,548</b>	<b>1,909,500</b>	<b>70,238</b>	<b>2,119,500</b>

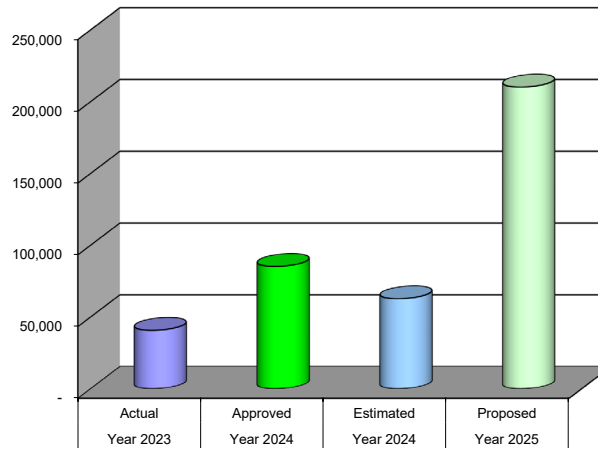
Total RDA Fund Revenues



**TOWN OF RANGELY, COLORADO**  
**RANGELY DEVELOPMENT AGENCY FUND EXPENSES**  
**2025 BUDGET**

Account	Description	Year 2023 Actual	Year 2024 Approved	Year 2024 Estimated	Year 2025 Proposed
73-40-220	PROF/TECH SERVICES	325	4,500	466	4,500
73-40-250	HOUSING MANAGEMENT EXPENSE	36,774	52,600	48,566	52,600
73-40-255	HOUSING RENTAL EXP/FEE	-	-	-	-
73-40-260	BUILDING & MAINTENANCE	-	2,000	-	2,000
73-40-270	UTILITIES	-	100	-	100
73-40-300	MARKETING	-	1,000	7,176	1,000
73-40-301	GRANT EXPENSE	3,588	25,000	6,509	150,000
<b>TOTAL OPERATING</b>		<b>40,687</b>	<b>85,200</b>	<b>62,717</b>	<b>210,200</b>
73-40-700	CAPITAL OUTLAY	-	-	-	-
73-40-800	CAPITAL IMPROVEMENTS	-	2,000,000	4,000	1,800,000
<b>TOTAL CAPITAL</b>		<b>-</b>	<b>2,000,000</b>	<b>4,000</b>	<b>1,800,000</b>
<b>TOTAL RDA FUND EXPENSES</b>		<b>40,687</b>	<b>2,085,200</b>	<b>66,717</b>	<b>2,010,200</b>
<b>REVENUES OVER (UNDER) EXPENSES</b>		<b>9,862</b>	<b>(175,700)</b>	<b>3,521</b>	<b>109,300</b>

Total Operating



Total RDA Fund Expenses

