



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

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**

- 1) Call to Order
- 2) Roll Call
- 3) Minutes of Meeting
 - a) *Discussion and Action to approve the minutes of October 9th, 2025.*
- 4) Changes to the Agenda
- 5) Public Input
- 6) Old Business
- 7) New Business
 - a) *Discussion and action to approve the RDA 2026 Budget*
 - b) *Discussion and action to approve the Financials for Sept/Oct 2025*
 - c) *Discussion and action to approve the check register for Sept/Oct 2025*
 - d) *Discussion and action to approve a Rare Grant to Powell Liquor in the amount of 40,000.00*
 - e) *Rare Grant Update September 30, 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
*****October 9th, 2025 @ 7:15 a.m. *****
Minutes

Keely Ellis, Chairman

**Jeannie Caldwell
Karen Reed**

**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**

- 1) **Call to Order** – 7:25am
- 2) **Roll Call** – Keely Ellis, Jeannie Caldwell, Karen Reed, Derek Nielsen, Alden Vanden Brink were present. Doug Overton present via phone. Ryan Huitt, Brad Casto, and Lisa Jones absent.
- 3) **Minutes of Meeting**
 - a) *Discussion and Action to approve the minutes of August 21st, 2025.* – Motion made by Lisa Piering to approve the minutes of August 21st, 2025, second by Jeannie Caldwell. Motion passed
- 4) **Changes to the Agenda**- None
- 5) **Public Input** - None
- 6) **Old Business**
- 7) **New Business**
 - a) *Discussion and action to appoint Lisa Piering to the RDA Board* – This motion was made prior to 3a being passed. Motion made by Alden Vanden Brink to appoint Lisa Piering to the RDA Board, second by Derek Nielsen. Motion passed.
 - b) *Discussion and action to approve the Financials for July/August 2025* – Motion made by Alden Vanden Brink to approve the Financial for July/August 2025, second by Derek Nielsen. Motion passed.
 - c) *Discussion and action to approve the check register for July/August 2025* – Motion made by Jeannie Caldwell to approve the check register for July/August 2025, second by Derek Nielsen. Motion passed.
 - d) *Discussion and action to approve the AT&T computer promotional giveaway criteria* – 25 laptops were donated. Pitch Competition winners each received a laptop. 21 laptops need to be given out by the end of December. Possibly give to needy families through the school district and possibly do a contest to give out the rest. **Motion made by Lisa Piering to approve the AT&T computer promotional giveaway criteria, second by Derek Nielsen. Motion passed.**
 - e) *Pitch Competition Results* – Pitch Competition was September 29th, and 3 winners were awarded, 2 of the winners will have store fronts. Already have 6 for the next competition.
- 8) **Committee & Project Updates**
 - **Main Street:** Jeannie Caldwell – Main Street group will be coming to visit in November. Looking at grants through other agencies. Walter to be installed next week.



- **Mountain Bike Trails:** Keely Ellis, Jeannie Caldwell - None
- **Housing:** Lisa Piering – Applied for a pre-development grant of \$40,000 and will look at another possible grant of \$400,000 to build.
- **Airport:** Jeannie Caldwell, Lisa Jones – Waiting on Jeff Hurd’s office to hear back about possible funding. NIFA Regionals were held on October 20-25th at the airport.
- **Outdoor Rec. – Tourism:** Ryan Huitt – Water District completed surveys. CPW spent most of the summer at Kenney Reservoir. The OHV group is looking at connecting trails between Vernal and Rangely.
- **Investment Opportunity:** Jeannie Caldwell, Karen Reed - None

9) Information – State of the Community will be November 20th from 5:30-7pm at CNCC.

10) Adjourn - 8:27am

TOWN OF RANGELY, COLORADO
RANGELY DEVELOPMENT AGENCY FUND SUMMARY
2026 BUDGET

	Year 2024 Actual	Year 2025 Approved	Year 2025 Estimated	Year 2026 Proposed
<u>SUMMARY OF REVENUES AND EXPENDITURES</u>				
REVENUES - SEE DETAIL	474,366	2,119,500	90,230	117,000
DEBT SERVICE - SEE DETAIL	-	-	-	-
CHARGES FOR SERVICES - SEE DETAIL	-	-	-	-
OPERATING EXPENDITURES - SEE DETAIL	(61,419)	(210,200)	(205,073)	(215,036)
CAPITAL EXPENSES - SEE DETAIL	-	(1,800,000)	(8,400)	-
	<hr/>			
REVENUES OVER (UNDER) EXPENDITURES	412,947	109,300	(123,243)	(98,036)

FUND BALANCE CALCULATIONS

FUND BALANCE: JANUARY 1	250,063	663,010	663,010	539,767
REVENUES - SEE DETAIL	474,366	2,119,500	90,230	117,000
EXPENDITURES - SEE DETAIL	(61,419)	(2,010,200)	(213,473)	(215,036)
ADJUSTMENTS TO GAAP BASIS OF ACCOUNTING				
LOAN REPAYMENTS	-	-	-	-
	<hr/>			
FUND BALANCE: DECEMBER 31	663,010	772,310	539,767	441,731

FUND BALANCE RESTRICTIONS

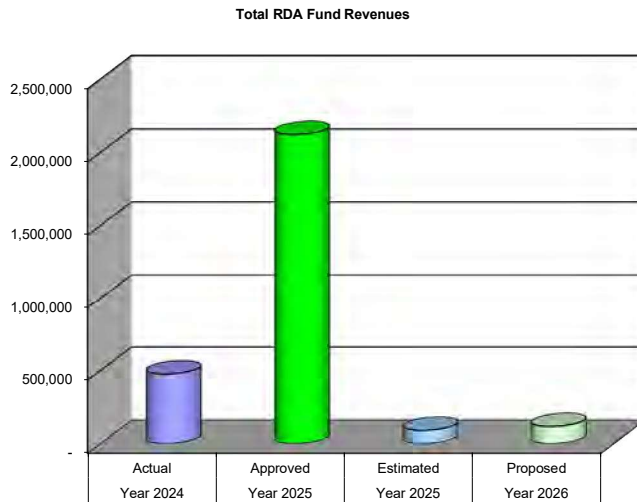
COUNCIL RESTRICTED FUND BALANCE				
NONE	-	-	-	-
LEGALLY RESTRICTED FUND BALANCE				
NONE	-	-	-	-
UNRESTRICTED FUND BALANCE	663,010	772,310	539,767	441,731
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FUND BALANCE: DECEMBER 31	663,010	772,310	539,767	441,731

TOWN OF RANGELY, COLORADO
RANGELY DEVELOPMENT AGENCY FUND SUMMARY
2026 BUDGET

	Year 2024 Actual	Year 2025 Approved	Year 2025 Estimated	Year 2026 Proposed
<u>CASH BALANCE CALCULATIONS</u>				
CASH: JANUARY 1	203,579	618,175	618,175	488,704
PREVIOUS YEAR END ACCRUALS				
RECEIPT OF RECEIVABLES AND OTHER ASSETS				
ACCOUNTS RECEIVABLE	-	-	-	-
INTEREST RECEIVABLE	3	47	47	-
NOTE RECEIVABLE	-			
PAYMENT OF EXPENSES AND OTHER LIABILITIES				
ACCOUNTS PAYABLE	14	(6,275)	(6,275)	-
DEPOSIT RESERVE	(6,175)			
TOTAL - BEGINNING OF YEAR	197,421	611,947	611,947	488,704
REVENUES - SEE DETAIL	474,366	2,119,500	90,230	117,000
TOTAL CASH AND REVENUES AVAILABLE	671,787	2,731,447	702,177	605,704
EXPENSES - SEE DETAIL	61,419	2,010,200	213,473	215,036
YEAR END ACCRUALS				
RECEIVABLES AND OTHER ASSETS				
ACCOUNTS RECEIVABLE	-	-	-	-
INTEREST RECEIVABLE	(47)	-	-	-
NOTE RECEIVABLE	-			
EXPENSES AND OTHER LIABILITIES				
ACCOUNTS PAYABLE	1,579			
DEPOSIT RESERVE	6,275	-	-	-
TOTAL YEAR END ACCRUALS	7,807	-	-	-
TOTAL EXPENSES AND ACCRUALS	53,612	2,010,200	213,473	215,036
CASH: DECEMBER 31	618,175	721,247	488,704	390,668
<u>CASH BALANCE RESTRICTIONS</u>				
COUNCIL RESTRICTED CASH BALANCE				
NONE	-	-	-	-
LEGALLY RESTRICTED CASH BALANCE				
DEPOSIT RESERVE	6,275	6,275	-	-
UNRESTRICTED CASH BALANCE	611,900	714,972	488,704	390,668
CASH: DECEMBER 31	618,175	721,247	488,704	390,668

TOWN OF RANGELY, COLORADO
RANGELY DEVELOPMENT AGENCY FUND REVENUES
2026 BUDGET

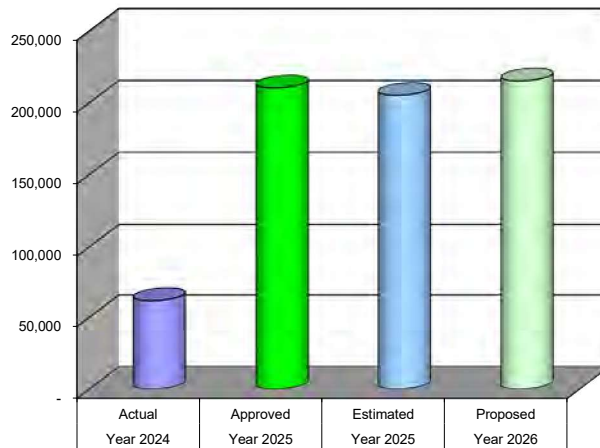
Account	Description	Year 2024 Actual	Year 2025 Approved	Year 2025 Estimated	Year 2026 Proposed
73-30-100	HOUSING REVENUE	68,300	69,300	75,029	72,000
73-30-200	INTEREST EARNINGS CD	601	200	14,596	15,000
73-30-320	MAIN STREET GRANTS	4,855	1,500,000	600	-
73-30-500	MISCELLANEOUS INCOME	400,610	550,000	5	30,000
TOTAL RDA FUND REVENUES		474,366	2,119,500	90,230	117,000



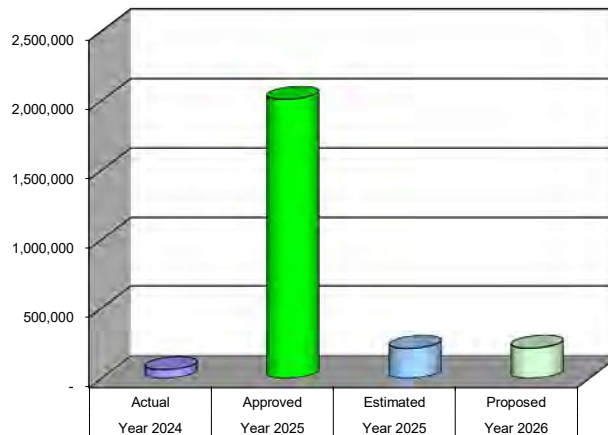
TOWN OF RANGELY, COLORADO
RANGELY DEVELOPMENT AGENCY FUND EXPENSES
2026 BUDGET

Account	Description	Year 2024 Actual	Year 2025 Approved	Year 2025 Estimated	Year 2026 Proposed
73-40-220	PROF/TECH SERVICES	615	4,500	2,602	2,000
73-40-240	HOUSING MANAGEMENT EXPENSE	-	-	-	1,936
73-40-250	HOUSING MANAGEMENT EXPENSE	49,962	52,600	56,470	58,000
73-40-255	HOUSING RENTAL EXP/FEE	-	-	-	-
73-40-260	BUILDING & MAINTENANCE	-	2,000	718	2,000
73-40-270	UTILITIES	-	100	-	100
73-40-300	MARKETING	-	1,000	-	1,000
73-40-301	GRANT EXPENSE	10,842	150,000	145,283	150,000
TOTAL OPERATING		61,419	210,200	205,073	215,036
73-40-700	CAPITAL OUTLAY	-	-	-	-
73-40-800	CAPITAL IMPROVEMENTS	-	1,800,000	8,400	-
TOTAL CAPITAL		-	1,800,000	8,400	-
TOTAL RDA FUND EXPENSES		61,419	2,010,200	213,473	215,036
REVENUES OVER (UNDER) EXPENSES		412,947	109,300	(123,243)	(98,036)

Total Operating



Total RDA Fund Expenses



TOWN OF RANGELY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>REVENUES</u>					
73-30-100	HOUSING REVENUE	6,375.00	56,149.18	69,300	13,150.82	81.02
73-30-200	INTEREST EARNED	1,099.65	11,167.94	200	(10,967.94)	5583.97
73-30-320	MAIN ST REVENUES	.00	375.00	1,500,000	1,499,625.00	.03
73-30-500	MISCELLANEOUS INCOME	.05	825.47	550,000	549,174.53	.15
	TOTAL REVENUES	<u>7,474.70</u>	<u>68,517.59</u>	<u>2,119,500</u>	<u>2,050,982.41</u>	<u>3.23</u>
	TOTAL FUND REVENUE	<u>7,474.70</u>	<u>68,517.59</u>	<u>2,119,500</u>	<u>2,050,982.41</u>	<u>3.23</u>

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	195.60	1,939.63	4,500	2,560.37	43.10
73-40-250 HOUSING MANAGEMENT EXPENSE	3,706.09	42,274.65	52,600	10,325.35	80.37
73-40-260 HOUSING MAINT/REPAIRS	.00	408.52	2,000	1,591.48	20.43
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	79,531.14	117,838.74	150,000	32,161.26	78.56
TOTAL OPERATING EXPENSES	83,432.83	162,461.54	210,200	47,738.46	77.29
<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	83,432.83	169,461.54	2,010,200	1,840,738.46	8.43
TOTAL FUND EXPENDITURES	83,432.83	169,461.54	2,010,200	1,840,738.46	8.43
NET REVENUE OVER EXPENDITURES	(75,958.13)	(100,943.95)	109,300	210,243.95	(92.35)

TOWN OF RANGELY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>						
73-30-100	HOUSING REVENUE	6,375.00	62,524.18	69,300	6,775.82	90.22
73-30-200	INTEREST EARNED	995.29	12,163.23	200	(11,963.23)	6081.62
73-30-320	MAIN ST REVENUES	125.00	500.00	1,500,000	1,499,500.00	.03
73-30-500	MISCELLANEOUS INCOME	(824.94)	.53	550,000	549,999.47	.00
TOTAL REVENUES		6,670.35	75,187.94	2,119,500	2,044,312.06	3.55
TOTAL FUND REVENUE		6,670.35	75,187.94	2,119,500	2,044,312.06	3.55

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>						
73-40-220	PROF/TECH SERVICES	226.90	2,166.53	4,500	2,333.47	48.15
73-40-250	HOUSING MANAGEMENT EXPENSE	4,784.00	47,058.65	52,600	5,541.35	89.47
73-40-260	HOUSING MAINT/REPAIRS	189.99	598.51	2,000	1,401.49	29.93
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	3,230.63	121,069.37	150,000	28,930.63	80.71
	TOTAL OPERATING EXPENSES	8,431.52	170,893.06	210,200	39,306.94	81.30
<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	8,431.52	177,893.06	2,010,200	1,832,306.94	8.85
	TOTAL FUND EXPENDITURES	8,431.52	177,893.06	2,010,200	1,832,306.94	8.85
	NET REVENUE OVER EXPENDITURES	(1,761.17)	(102,705.12)	109,300	212,005.12	(93.97)

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
09/25	ALL COPY PRODUCTS INC.	PROF/TECH SERVICES	09/15/2025	87632	40116977	15.55
10/25	ALL COPY PRODUCTS INC.	PROF/TECH SERVICES	10/15/2025	87737	40333478	15.55
Total ALL COPY PRODUCTS INC.:						31.10
09/25	BLUE MOUNTAIN INN & SUITES LLC	GRANT EXPENSES	09/30/2025	87735	RARE GRANT	26,953.95
Total BLUE MOUNTAIN INN & SUITES LLC:						26,953.95
09/25	CF INVESTORS PARTNERSHIP LLP	HOUSING MANAGEMENT EXPENSE	09/15/2025	87642	SAGE RENT 0	3,706.09
10/25	CF INVESTORS PARTNERSHIP LLP	HOUSING MANAGEMENT EXPENSE	10/15/2025	87745	RANGELY TRA	70.00
10/25	CF INVESTORS PARTNERSHIP LLP	HOUSING MANAGEMENT EXPENSE	10/15/2025	87745	SAGE RENT 1	4,784.00
Total CF INVESTORS PARTNERSHIP LLP:						8,420.09
09/25	COOL CRAVINGS	GRANT EXPENSES	09/30/2025	87702	PITCH COMP	15,000.00
Total COOL CRAVINGS:						15,000.00
09/25	DOUGLAS CREEK BOUTIQUE	GRANT EXPENSES	09/30/2025	87704	PITCH COMP	5,000.00
Total DOUGLAS CREEK BOUTIQUE:						5,000.00
09/25	EL JEFE RENTALS	GRANT EXPENSES	09/30/2025	87706	PITCH COMP	10,000.00
Total EL JEFE RENTALS:						10,000.00
10/25	ELIZABETH ROBINSON STUDIO	GRANT EXPENSES	10/15/2025	87787	RDA GRANT	2,420.93
Total ELIZABETH ROBINSON STUDIO:						2,420.93
10/25	FIRST BANKCARD	PROF/TECH SERVICES	10/31/2025	87805	8464 10/25	26.41
Total FIRST BANKCARD:						26.41
10/25	HOLIDAY OUTDOOR DECOR	GRANT EXPENSES	10/31/2025	87809	INV21653	809.70
Total HOLIDAY OUTDOOR DECOR:						809.70
09/25	PRATER'S PLUMBING & HEATING	GRANT EXPENSES	09/30/2025	87718	RARE GRANT	15,077.19
Total PRATER'S PLUMBING & HEATING:						15,077.19
09/25	RANGELY HARDWARE	HOUSING MANAGEMENT EXPENSE	09/15/2025	87666	506562	52.98
09/25	RANGELY HARDWARE	HOUSING MANAGEMENT EXPENSE	09/15/2025	87666	506559	29.99
10/25	RANGELY HARDWARE	HOUSING MANAGEMENT EXPENSE	10/31/2025	87817	509317	76.98
Total RANGELY HARDWARE:						159.95
09/25	RANGELY TRADING POST LLC	GRANT EXPENSES	09/30/2025	87722	RDA GRANT	7,500.00
Total RANGELY TRADING POST LLC:						7,500.00
10/25	RANGELY TRASH SERVICE	HOUSING MANAGEMENT EXPENSE	10/15/2025	87768	2250	70.00

GL Period	Payee	Invoice GL Account Title	Check Issue Date	Check Number	Invoice Number	Amount
Total RANGELY TRASH SERVICE:						70.00
Grand Totals:						91,469.32

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
73-21500	1,147.91	92,617.23-	91,469.32-
73-40-220	57.51	.00	57.51
73-40-250	9,797.95	1,147.91-	8,650.04
73-40-301	82,761.77	.00	82,761.77
Grand Totals:	93,765.14	93,765.14-	.00

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

RDC BOARD

Report Criteria:

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

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
73-30-100 HOUSING REVENUE					
		08/31/2025 (08/25) Balance	.00 *	.00 *	49,774.18-
AR	9	Billings		6,375.00-	
		09/30/2025 (09/25) Period Totals and Balance	.00 *	6,375.00- *	56,149.18-
AR	10	Billings		6,375.00-	
		10/31/2025 (10/25) Period Totals and Balance	.00 *	6,375.00- *	62,524.18-
YTD Encumbrance	.00	YTD Actual	62,524.18- Total	62,524.18- YTD Budget	69,300.00- Unearned 6,775.82
73-30-200 INTEREST EARNED					
		08/31/2025 (08/25) Balance	.00 *	.00 *	10,068.29-
JE	4	INT EARNED		1,058.83-	
JE	27	INT EARNED		40.82-	
		09/30/2025 (09/25) Period Totals and Balance	.00 *	1,099.65- *	11,167.94-
JE	40	INT EARNED		953.11-	
JE	51	INT EARNED		42.18-	
		10/31/2025 (10/25) Period Totals and Balance	.00 *	995.29- *	12,163.23-
YTD Encumbrance	.00	YTD Actual	12,163.23- Total	12,163.23- YTD Budget	200.00- Unearned 11,963.23-
73-30-310 MAIN STREET GRANT - MSOB					
		08/31/2025 (08/25) Balance	.00 *	.00 *	.00
		10/31/2025 (10/25) Period Totals and Balance	.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	.00 Unearned .00
73-30-320 MAIN ST REVENUES					
		08/31/2025 (08/25) Balance	.00 *	.00 *	375.00-
CR	3000027263	hometown hero banner - Gibson, Geniel		125.00-	
		10/31/2025 (10/25) Period Totals and Balance	.00 *	125.00- *	500.00-
YTD Encumbrance	.00	YTD Actual	500.00- Total	500.00- YTD Budget	1,500,000.00- Unearned 1,499,500.00
73-30-500 MISCELLANEOUS INCOME					
		08/31/2025 (08/25) Balance	.00 *	.00 *	825.42-
JE	20	INT EARNED		.05-	
		09/30/2025 (09/25) Period Totals and Balance	.00 *	.05- *	825.47-
AP	333	JOSEPH, LESLYN	825.00		
JE	16	INT EARNED		.06-	
		10/31/2025 (10/25) Period Totals and Balance	825.00 *	.06- *	.53-
YTD Encumbrance	.00	YTD Actual	.53- Total	.53- YTD Budget	550,000.00- Unearned 549,999.47

Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
73-40-220 PROF/TECH SERVICES					
		08/31/2025 (08/25) Balance	.00 *	.00 *	1,744.03
ALLOC	14	INS ALLOC	174.35		
AP	125	ALL COPY PRODUCTS INC.	15.55		
JE	50	WC ADJ	5.70		
		09/30/2025 (09/25) Period Totals and Balance	195.60 *	.00 *	1,939.63
ALLOC	14	INS ALLOC	174.35		
AP	97	ALL COPY PRODUCTS INC.	15.55		
AP	296	FIRST BANKCARD	26.41		
JE	29	WC ADJ	10.59		
		10/31/2025 (10/25) Period Totals and Balance	226.90 *	.00 *	2,166.53
YTD Encumbrance	.00	YTD Actual	2,166.53	Total	2,166.53
		YTD Budget	4,500.00	Unexpended	2,333.47
73-40-250 HOUSING MANAGEMENT EXPENSE					
		08/31/2025 (08/25) Balance	.00 *	.00 *	38,568.56
AP	100	CF INVESTORS PARTNERSHIP LLP	4,784.00		
AP	101	CF INVESTORS PARTNERSHIP LLP		1,077.91-	
AP	406	RANGELY TRASH SERVICE	70.00		
AP	456	CF INVESTORS PARTNERSHIP LLP		70.00-	
		09/30/2025 (09/25) Period Totals and Balance	4,854.00 *	1,147.91- *	42,274.65
AP	107	CF INVESTORS PARTNERSHIP LLP	4,784.00		
AP	206	RANGELY HARDWARE	76.98		
AP	393	CF INVESTORS PARTNERSHIP LLP		76.98-	
		10/31/2025 (10/25) Period Totals and Balance	4,860.98 *	76.98- *	47,058.65
YTD Encumbrance	.00	YTD Actual	47,058.65	Total	47,058.65
		YTD Budget	52,600.00	Unexpended	5,541.35
73-40-255 HOUSING RENTAL EXP/FEE					
		08/31/2025 (08/25) Balance	.00 *	.00 *	.00
		10/31/2025 (10/25) Period Totals and Balance	.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00	Total	.00
		YTD Budget	.00	Unexpended	.00
73-40-260 HOUSING MAINT/REPAIRS					
		08/31/2025 (08/25) Balance	.00 *	.00 *	408.52
AP	395	RANGELY HARDWARE	189.99		
		10/31/2025 (10/25) Period Totals and Balance	189.99 *	.00 *	598.51
YTD Encumbrance	.00	YTD Actual	598.51	Total	598.51
		YTD Budget	2,000.00	Unexpended	1,401.49
73-40-270 UTILITIES					
		08/31/2025 (08/25) Balance	.00 *	.00 *	.00
		10/31/2025 (10/25) Period Totals and Balance	.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00	Total	.00
		YTD Budget	100.00	Unexpended	100.00

Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
73-40-300 MARKETING					
		08/31/2025 (08/25) Balance	.00 *	.00 *	.00
		10/31/2025 (10/25) Period Totals and Balance	.00 *	.00 *	.00

YTD Encumbrance	.00	YTD Actual	.00	Total	.00	YTD Budget	1,000.00	Unexpended	1,000.00
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73-40-301 GRANT EXPENSES

		08/31/2025 (08/25) Balance	.00 *	.00 *	38,307.60
AP	245	PRATER'S PLUMBING & HEATING	15,077.19		
AP	332	COOL CRAVINGS	15,000.00		
AP	333	DOUGLAS CREEK BOUTIQUE	5,000.00		
AP	334	EL JEFE RENTALS	10,000.00		
AP	335	RANGELY TRADING POST LLC	7,500.00		
AP	353	BLUE MOUNTAIN INN & SUITES LLC	26,953.95		
		09/30/2025 (09/25) Period Totals and Balance	79,531.14 *	.00 *	117,838.74
AP	136	ELIZABETH ROBINSON STUDIO	2,420.93		
AP	259	HOLIDAY OUTDOOR DECOR	809.70		
		10/31/2025 (10/25) Period Totals and Balance	3,230.63 *	.00 *	121,069.37

YTD Encumbrance	.00	YTD Actual	121,069.37	Total	121,069.37	YTD Budget	150,000.00	Unexpended	28,930.63
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73-40-700 CAPITAL OUTLAY

		08/31/2025 (08/25) Balance	.00 *	.00 *	.00
		10/31/2025 (10/25) Period Totals and Balance	.00 *	.00 *	.00

YTD Encumbrance	.00	YTD Actual	.00	Total	.00	YTD Budget	.00	Unexpended	.00
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73-40-710 CAP OUTLAY--MSOB

		08/31/2025 (08/25) Balance	.00 *	.00 *	.00
		10/31/2025 (10/25) Period Totals and Balance	.00 *	.00 *	.00

YTD Encumbrance	.00	YTD Actual	.00	Total	.00	YTD Budget	.00	Unexpended	.00
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73-40-730 CAP OUTLAY-MAIN ST PROJECTS

		08/31/2025 (08/25) Balance	.00 *	.00 *	.00
		10/31/2025 (10/25) Period Totals and Balance	.00 *	.00 *	.00

YTD Encumbrance	.00	YTD Actual	.00	Total	.00	YTD Budget	.00	Unexpended	.00
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73-40-800 CAPITAL IMPROVEMENTS

		08/31/2025 (08/25) Balance	.00 *	.00 *	7,000.00
		10/31/2025 (10/25) 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
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Number of transactions: 33 Number of accounts: 16

Debit

Credit

Proof

Total :

93,914.24

16,194.94-

77,719.30

Number of transactions: 33 Number of accounts: 16

Debit

Credit

Proof

Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
73-40-800 CAPITAL IMPROVEMENTS (continued)					
Grand Totals:			93,914.24	16,194.94-	77,719.30

4. Project Budget

ITEM	DESCRIPTION	TOTAL COST	RARE GRANT	BUSINESS IN KIND OTHER GRANT/LOAN	TOTAL BUDGET
1	New Siding	\$ 19,506.00	\$ 19,506.00		\$
2	New windows and door	\$ 12,090.00	\$ 12,090.00		\$
3	New Floor	\$ 9,691.00	\$ 8,404.00		\$
4		\$	\$		\$
TOTAL BUDGET		\$ 41,287	\$ 40,000		\$

SIGNATURE

Courtney Powell

I (we) certify that the information included in this application is true and complete to the best of my (our) knowledge. By my (our) signature(s), I (we) agree to comply with the requirements that the RARE Grant in connection with the approval of my (our) request. I (we) also certify I (we) received a copy of the Rules for Applying for a RARE Small Business Grant.

RARE Small Business Grant recipients will be selected no later than June 30, 2027. All grant funds must be fully expended no later than December 31, 2027.

All recipients of the RARE Small Business Grant must comply with all the information requested by the Town of Rangely in order that the Town and recipient remain compliant with the State of Colorado rules and regulations.

Company Name Powell Liquor Company Date 11/22/2025
 Signature of Owner or Officer *Courtney Powell* Title Owner

Applicant can attach a Business Plan to Strengthen their application. All of the attached forms must be completed and submitted with the application.

The image shows the exterior of a liquor store named Powell Liquor Co. The building has a rustic aesthetic with a wooden gabled roof and brick walls. A large sign on the roof reads "POWELL LIQUOR CO. RANGELY, CO". The storefront features a glass door and windows. To the left of the door is a sign that says "POWELL LIQUOR CO. OPEN NOW! RANGELY.CO". The window to the left of the door has a "WHITE RIVER BRAND SALT" logo and a red "OPEN" sign. The door itself has a "POWELL LIQUOR CO. RANGELY.CO" sign. To the right of the door is a large window with a "CHAMPIONS 20 23 BUDGET" logo and a "Michelob ULTRA" logo. A wooden post with a "119" address sign stands in front of the door. A sign on the far right edge of the image reads "Colorado Northwestern".

POWELL LIQUOR RARE GRANT APPLICATION

PROJECTS/IMPROVEMENTS WE HAVE ALREADY DONE

1. Cleaned and decluttered the grounds.
2. Replaced river rock with grass
3. Replaced 2 broken coolers with more efficient coolers and purchased one additional three-door cooler totaling~\$6,000
4. Replaced old swamp cooler and propane heater with a Mini split heat pump~\$4,500
5. Added a drive thru window

These improvements alone have shown in the orders placed with our distributors and profits in our first year of ownership.

B&K distribution – Beer distributor

- Increased the number of items purchased in a year by 876 cases



719

POWELL LIQUOR CO
OPEN NOW!

WHITE CLAW
HARD SELLED

COOL LIGHT

BUSCH LIGHT

OPEN

POWELL LIQUOR CO

CHAMPIONS
Ultra

Cal...do Northwestern

PARTANS

THE PROJECTS



SIDING

- Updated siding will increase curb appeal and update the overall look of the building
- New siding is more energy efficient and will increase the durability of the exterior of our building.
- Will make the store more inviting, cleaner, and safer.



RENDERINGS OF NEW SIDING

MORE MODERN AND APPEALING WHILE STILL RUSTIC

WINDOW AND DOOR REPLACEMENT

Current Windows and Door

- ¼" plexiglass material
- Damaged spots on the glass
- Inefficient
- Drafty
- Scrap the flooring when the door is opening and closing
- Door is grandfathered in as an in-swing door but is against egress safety

New Windows and Door

- Triple paned
- Energy efficient
- Change door to an outswing door to be in compliance with building and egress codes



NEW FLOORING

Current Carpet

- Holds old odors
- Dirty/stained
- Mismatched
- Worn out

New LVP floors

- Clean
- Easily maintained
- Scratch resistant and waterproof



RENDERINGS OF NEW FLOORING

MORE MODERN AND APPEALING WHILE STILL RUSTIC



RENDERINGS OF NEW FLOORING

EXTEND THE SALE FLOOR INTO WINE ROOM

COST OF PROJECT

Project Description	Contractor	Cost
Siding	GC Reid	\$19,506
Windows	Jones Paint and Glass	\$12,090
New Floors	Trent Bishop	\$9,691
	TOTAL	\$41,287



THANK YOU

- Powell Liquor
- 9706202706
- Powell.liquor.company@gmail.com

RARE Grant Financial Report

2025 RARE GRANT RECEIPIANTS 10/25

The Pitch Competition	Date	Amount	Check Number
Cool Cravings	9/30/2025	\$15,000.00	87702
El Jefe Rentals	9/30/2025	\$10,000.00	87706
Douglas Creek Boutique	9/30/2025	\$5,000.00	87704

Total Disbursed	30,000.00
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Small Business Grants	Date	Amount	Check Number
Rangely Collision	7/14/2025	\$38,307.60	87434
Blue Mountain Inn	9/30/2025	\$26,953.95	87335
Prater's Plumbing	9/30/2025	\$15,077.19	87718

80,338.74

TOTAL GRANT EXPENDED	\$110,338.74
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Total Grant Amount	\$460,000.00
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Total Received To Date	\$400,000.00
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Pitch Competition Grant Amount	\$90,000.00
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Pitch Amount Received To Date	\$30,000.00
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Small Business Grant Amount	\$370,000.00
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Small Business Grant Amount Received	\$370,000.00
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Pitch Amount Used to Date	\$30,000.00
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Small Business Amount Used to Date	\$80,338.74
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Total Grant Used to Date	\$110,338.74
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Pitch Funds Remaining	\$60,000.00
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Small Business Amount Remaining	\$289,661.26
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Interest (as of 09-30-2025)	\$10,858.85
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Total Remaining	\$300,520.11
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Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
*			01/01/2025 (00/25) Balance	.00	.00	.00
01/17/2025	CD	8.0001	CD RARE GRANT	400,000.00	.00	400,000.00
*			01/31/2025 (01/25) Period Totals ***	400,000.00	.00	400,000.00
*						
*			02/28/2025 (02/25) Period Totals ***	.00	.00	400,000.00
*						
*			03/31/2025 (03/25) Period Totals ***	.00	.00	400,000.00
*						
04/30/2025	CRJE	22.0001	INT EARNED	.00	(4,191.78)	395,808.22
04/30/2025	CRJE	32.0001	INT EARNED CD CLOSED	.00	(348.06)	395,460.16
04/30/2025	JE	44.0001	INT EARNED	4,191.78	.00	399,651.94
04/30/2025	JE	46.0001	INT EARNED	348.06	.00	400,000.00
04/30/2025	JE	67.0001	INT EARNED	328.76	.00	400,328.76
*			04/30/2025 (04/25) Period Totals ***	4,868.60	(4,539.84)	400,328.76
*						
05/31/2025	JE	56.0001	INT EARNED	1,316.15	.00	401,644.91
*			05/31/2025 (05/25) Period Totals ***	1,316.15	.00	401,644.91
*						
06/30/2025	JE	42.0001	INT EARNED	1,196.68	.00	402,841.59
*			06/30/2025 (06/25) Period Totals ***	1,196.68	.00	402,841.59
*						
07/31/2025	CRJE	18.0001	RARE GRANT TRANS TO GEN RANGELY COLLISI	.00	(38,307.60)	364,533.99

Amount type: Actual

Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
07/31/2025	JE	60.0001	INT EARNED	1,216.12	.00	365,750.11
*			07/31/2025 (07/25) Period Totals ***	1,216.12	(38,307.60)	365,750.11
*						
08/31/2025	JE	56.0001	INT EARNED	1,202.47	.00	366,952.58
*			08/31/2025 (08/25) Period Totals ***	1,202.47	.00	366,952.58
*						
09/30/2025	CD	18.0001	INT FROM CD RARE	4,191.78	.00	371,144.36
09/30/2025	CD	20.0001	APRIL INT EARNED RARE	348.06	.00	371,492.42
09/30/2025	CRJE	28.0001	RARE GRANT TRANS TO GEN PITCH & PRATERS	.00	(45,077.19)	326,415.23
09/30/2025	CRJE	34.0001	RARE GRANT TRANS TO GEN BLUE MTN	.00	(26,953.95)	299,461.28
09/30/2025	JE	3.0001	INT EARNED	1,058.83	.00	300,520.11
*			09/30/2025 (09/25) Period Totals ***	5,598.67	(72,031.14)	300,520.11