



Town of Rangely

RDA Board Packet
June 26th, 2025 - 7:30am





Town of Rangely Conference Room
****July 10th, 2025 @ 7:30 a.m. ****
Agenda

Keely Ellis, Chairman

Ron Granger, Vice Chairman
Karen Reed
Emma Baker

Jeannie Caldwell
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 April 10th, 2025.

4) Changes to the Agenda

5) Public Input

6) Old Business

a. Discussion and action to approve to be the designated sponsoring entity for Rural Jump Start.

7) New Business

a) Discussion and action to accept the Resignation of Emma Baker to the RDA Board

b) Discussion and action to approve the Financials for March/Apr 2025

c) Discussion and action to approve the check register for March/Apr 2025

d) Discussion and action to approve a grant application to Colorado Department of Public Health and Environment (CDPHE) for abatement and redevelopment of asbestos in the amount of \$90,000 with a 20% match.

e) Discussion and action to approve dates and documents for the Pitch Competition

f) Discussion and action to approve funding for RARE Grant Applicant

8) Committee & Project Updates

- **Main Street:** Jeannie Caldwell, Allen Parker
- **Mountain Bike Trails:** Keely Ellis, Jeannie Caldwell
- **Housing:** Allen Parker
- **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
*****April 10TH, 2025 @ 7:30 a.m. *****
Minutes

Keely Ellis, Chairman

Ron Granger, Vice Chairman
Karen Reed
Emma Baker

Jeannie Caldwell
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 -7:33am
- 2) Roll Call – Keely Ellis, Ron Granger, Karen Reed, Jeannie Caldwell, Ryan Huitt, Derek Nielsen, Brad Casto, and Alden Vanden Brink present. Emma Baker, Doug Overton and Lisa Jones were absent.
- 3) Minutes of Meeting
 - a) *Discussion and Action to approve the minutes of February 13th, 2025.* – Motion made by Derek Nielsen to approve the minutes of February 13th, 2025, second by Jeannie Caldwell. Brad Casto abstained. Motion passed.
- 4) Changes to the Agenda -None
- 5) Public Input - None
- 6) Old Business
- 7) New Business
 - a) *Discussion and action to approve the Financials for Jan/Feb 2025* – Motion made by Alden Vanden Brink to approve the Financials for Jan/Feb 2025, second by Derek Nielsen. Motion passed.
 - b) *Discussion and action to approve the check register for Jan/Feb 2025* – Motion made by Jeannie Caldwell to approve the check register for Jan/Feb 2025, second by Ryan Huitt. Motion passed.
 - c) *Discussion and action to approve the RARE Grant Guidelines* – Motion made by Derek Nielsen to approve the RARE Grant Guidelines, second by Karen Reed. Motion passed.
 - d) *Discussion and action to approve to be the designated sponsoring entity for Rural Jump Start.* – Motion made by Brad Casto to table action item to next meeting, second by Derek Nielsen. Motion passed.
- 8) Committee & Project Updates
 - **Main Street:** Jeannie Caldwell, Lisa Piering – 5 more orders of Hometown Hero Banners have been ordered, New Banners for Main Street have been ordered. Have moved up levels in grants and now have availability to \$5000 grants. Looking at starting the East entrance soon.
 - **Mountain Bike Trails:** Keely Ellis, Jeannie Caldwell



- **Housing:** Lisa Piering – *Allen has contacts with developers and will be talking to them to seeking interest. Closing on the Senergy/Town lots is upcoming.*
 - **Airport:** Jeannie Caldwell, Lisa Jones – *Waiting on funding to do updates.*
 - **Outdoor Rec. – Tourism:** Ryan Huitt, Emma Baker – *ROAR will be April 24-26th, the fishponds have been stocked, and Kenny was stocked the week prior. The Fishing Derby will be in June. In May, there will be a firm conducting outdoor rec surveys.*
 - **Investment Opportunity:** Jeannie Caldwell, Karen Reed – *RARE grant is ready to go.*
- 9) **Information** – CNCC volunteer day will be April 18th. The School District applied for Best Grant and are looking at doing their bigger projects next year. Rangely District Hospital opened their MRI suite and will start seeing patients. Tractor Supply is looking at opening in June.
- 10) **Adjourn** – 8:34am



Rural Jump-Start Zone Fact Sheet

Overview of the Program

The Rural Jump-Start Zone program (based on Senate Bills 15-282 and 21-229) is a grant and tax relief program for New Businesses and New Hires which locate in designated rural, economically distressed areas of Colorado which have created a Rural Jump-Start Zone. The program offers the following benefits for New Businesses approved for the program:

- Grants up to \$20,000 on a 3:1 reimbursement basis for business expenses
- Grants up to \$2,500 per net New Hire in the program
- Grant amounts double if the New Business is in a Tier 1 Just Transition Community
- Relief from state income taxes
- Relief from the state sales & use tax
- Relief from county and municipal business personal property tax
- Relief from personal state income taxes for the New Hire

This program is jointly administered by the Colorado Office of Economic Development and International Trade (OEDIT), the Colorado Economic Development Commission (EDC) and the Colorado Department of Revenue.

The following counties have formed Rural Jump-Start zones: Alamosa, Archuleta, Clear Creek, Conejos, Costilla, Delta, Dolores, Fremont, Garfield (excluding Carbondale), Huerfano, Kiowa, Kit Carson, Lake, La Plata, Las Animas, Lincoln, Logan, Mesa, Moffat, Montezuma, Montrose, Morgan, Otero, Phillips, Prowers, Pueblo, Rio Blanco, Rio Grande, Routt, San Juan, Sedgwick, and Yuma.

Program Structure

This program is a collaborative effort between economic development organizations, institutes of higher education, counties, municipalities, businesses, and employees.

Sponsoring Entities

Sponsoring entities include institutes of higher education (IHEs); two- and four-year public colleges in Colorado and certain specialty schools; and Economic Development Organizations (EDO). The Sponsoring Entity is a key liaison between the public and private sectors in each county. Every business which applies to the program must be endorsed by and apply through a Sponsoring Entity in their specific Rural Jump-Start Zone.

Counties

To participate in this program, a county must be designated as economically distressed by the EDC. Once designated, the county must pass a resolution to offer tax relief and be approved by the EDC to participate in the program. The list of eligible counties is published on the web page.

Municipalities

To participate in this program, a municipality must first be in a county that has passed a resolution and approved by the EDC to become a Rural Jump-Start Zone. The municipality must also pass a resolution to participate and offer tax relief. No municipality can be forced to participate in the program, and a municipality is not enrolled in the program simply because the county is.

Businesses

A business that wishes to participate in this program must be a new business that is locating into the Rural Jump-Start Zone. Furthermore, the business must apply to the IHE/EDO and be endorsed by the IHE/EDO.

Employees

Employees who wish to participate in the program must be working for a business that has been approved by the EDC. Employees must earn at least the county average annual wage, be a full-time employee spending 80% or more of their work time in the county and be with the new business for six months to receive benefits.

Learn more at www.oedit.colorado.gov/rjs



255 E. Main Street, Suite A
Rangely, CO 81648
970.675.5290
www.rangelychamber.com

Dear Members of the Board,

I am writing to formally resign from my position on the RDA/RDC Board, effective April 9, 2025.

Due to other commitments, I believe it is in the best interest of the organization that I step aside at this time.

Thank you again for the opportunity to serve.

Sincerely,

Emma Baker
Executive Director
Rangely Area Chamber of Commerce

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					
		02/28/2025 (02/25) Balance	.00 *	.00 *	12,550.00-
AR	9	Billings		6,275.00-	
		03/31/2025 (03/25) Period Totals and Balance	.00 *	6,275.00- *	18,825.00-
AR	9	Billings		6,375.00-	
		04/30/2025 (04/25) Period Totals and Balance	.00 *	6,375.00- *	25,200.00-
YTD Encumbrance	.00	YTD Actual	25,200.00- Total	25,200.00- YTD Budget	69,300.00- Unearned 44,100.00
73-30-200 INTEREST EARNED					
		02/28/2025 (02/25) Balance	.00 *	.00 *	.00
JE	28	DEC INT ACCL	38.35		
JE	83	JAN ACCL CD INTEREST	45.73		
JE	126	FEB ACCL CD INTEREST	41.30		
JE	210	INT EARNED		132.76-	
JE	219	INT EARNED		45.73-	
		03/31/2025 (03/25) Period Totals and Balance	125.38 *	178.49- *	53.11-
JE	31	INT EARNED		44.25-	
		04/30/2025 (04/25) Period Totals and Balance	.00 *	44.25- *	97.36-
YTD Encumbrance	.00	YTD Actual	97.36- Total	97.36- YTD Budget	200.00- Unearned 102.64
73-30-310 MAIN STREET GRANT - MSOB					
		02/28/2025 (02/25) Balance	.00 *	.00 *	.00
		04/30/2025 (04/25) 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					
		02/28/2025 (02/25) Balance	.00 *	.00 *	250.00-
CR	3000027040	Hometown here banner - g		125.00-	
		03/31/2025 (03/25) Period Totals and Balance	.00 *	125.00- *	375.00-
		04/30/2025 (04/25) Period Totals and Balance	.00 *	.00 *	375.00-
YTD Encumbrance	.00	YTD Actual	375.00- Total	375.00- YTD Budget	1,500,000.00- Unearned 1,499,625.00
73-30-500 MISCELLANEOUS INCOME					
		02/28/2025 (02/25) Balance	.00 *	.00 *	.10-
JE	155	INT EARNED		.05-	
		03/31/2025 (03/25) Period Totals and Balance	.00 *	.05- *	.15-
JE	18	INT EARNED		.06-	
JE	45	INT EARNED		4,191.78-	
JE	47	INT EARNED		348.06-	
		04/30/2025 (04/25) Period Totals and Balance	.00 *	4,539.90- *	4,540.05-
YTD Encumbrance	.00	YTD Actual	4,540.05- Total	4,540.05- YTD Budget	550,000.00- Unearned 545,459.95

Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
73-40-220 PROF/TECH SERVICES					
		02/28/2025 (02/25) Balance	.00 *	.00 *	453.51
ALLOC	14	INS ALLOC	174.35		
AP	138	ALL COPY PRODUCTS INC.	15.55		
JE	224	PINNACOL ADJ	37.14		
		03/31/2025 (03/25) Period Totals and Balance	227.04 *	.00 *	680.55
ALLOC	14	INS ALLOC	174.35		
AP	97	NICHOLS STORE	8.95		
AP	147	ALL COPY PRODUCTS INC.	15.55		
JE	52	PREPD ADJ	28.92		
		04/30/2025 (04/25) Period Totals and Balance	227.77 *	.00 *	908.32
YTD Encumbrance	.00	YTD Actual	908.32	Total	908.32
		YTD Budget	4,500.00	Unexpended	3,591.68
73-40-250 HOUSING MANAGEMENT EXPENSE					
		02/28/2025 (02/25) Balance	.00 *	.00 *	9,637.47
AP	54	CF INVESTORS PARTNERSHIP LLP	4,790.00		
		03/31/2025 (03/25) Period Totals and Balance	4,790.00 *	.00 *	14,427.47
AP	90	CF INVESTORS PARTNERSHIP LLP	4,790.00		
		04/30/2025 (04/25) Period Totals and Balance	4,790.00 *	.00 *	19,217.47
YTD Encumbrance	.00	YTD Actual	19,217.47	Total	19,217.47
		YTD Budget	52,600.00	Unexpended	33,382.53
73-40-255 HOUSING RENTAL EXP/FEE					
		02/28/2025 (02/25) Balance	.00 *	.00 *	.00
		04/30/2025 (04/25) 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					
		02/28/2025 (02/25) Balance	.00 *	.00 *	408.52
		04/30/2025 (04/25) Period Totals and Balance	.00 *	.00 *	408.52
YTD Encumbrance	.00	YTD Actual	408.52	Total	408.52
		YTD Budget	2,000.00	Unexpended	1,591.48
73-40-270 UTILITIES					
		02/28/2025 (02/25) Balance	.00 *	.00 *	.00
		04/30/2025 (04/25) Period Totals and Balance	.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00	Total	.00
		YTD Budget	100.00	Unexpended	100.00
73-40-300 MARKETING					
		02/28/2025 (02/25) Balance	.00 *	.00 *	.00
		04/30/2025 (04/25) Period Totals and Balance	.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00	Total	.00
		YTD Budget	1,000.00	Unexpended	1,000.00

Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
73-40-301 GRANT EXPENSES					
		02/28/2025 (02/25) Balance	.00 *	.00 *	.00
		04/30/2025 (04/25) Period Totals and Balance	.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual .00 Total .00	YTD Budget 150,000.00	Unexpended 150,000.00	
73-40-700 CAPITAL OUTLAY					
		02/28/2025 (02/25) Balance	.00 *	.00 *	.00
		04/30/2025 (04/25) Period Totals and Balance	.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual .00 Total .00	YTD Budget .00	Unexpended .00	
73-40-710 CAP OUTLAY--MSOB					
		02/28/2025 (02/25) Balance	.00 *	.00 *	.00
		04/30/2025 (04/25) Period Totals and Balance	.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual .00 Total .00	YTD Budget .00	Unexpended .00	
73-40-730 CAP OUTLAY-MAIN ST PROJECTS					
		02/28/2025 (02/25) Balance	.00 *	.00 *	.00
		04/30/2025 (04/25) Period Totals and Balance	.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual .00 Total .00	YTD Budget .00	Unexpended .00	
73-40-800 CAPITAL IMPROVEMENTS					
		02/28/2025 (02/25) Balance	.00 *	.00 *	.00
		04/30/2025 (04/25) Period Totals and Balance	.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual .00 Total .00	YTD Budget 1,800,000.00	Unexpended 1,800,000.00	
Number of transactions: 22 Number of accounts: 16					
Total :			Debit 10,160.19	Credit 17,537.69-	Proof 7,377.50-
Number of transactions: 22 Number of accounts: 16					
Grand Totals:			Debit 10,160.19	Credit 17,537.69-	Proof 7,377.50-

Report Criteria:

Actual amounts

All accounts

Account.Termination date = IS NULL

Account.Account number = "7330100"-"7340800"

TOWN OF RANGELY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>REVENUES</u>					
73-30-100	HOUSING REVENUE	6,275.00	18,825.00	69,300	50,475.00	27.16
73-30-200	INTEREST EARNED	53.11	53.11	200	146.89	26.56
73-30-320	MAIN ST REVENUES	125.00	375.00	1,500,000	1,499,625.00	.03
73-30-500	MISCELLANEOUS INCOME	.05	.15	550,000	549,999.85	.00
	TOTAL REVENUES	6,453.16	19,253.26	2,119,500	2,100,246.74	.91
	TOTAL FUND REVENUE	6,453.16	19,253.26	2,119,500	2,100,246.74	.91

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	227.04	680.55	4,500	3,819.45	15.12
73-40-250 HOUSING MANAGEMENT EXPENSE	4,790.00	14,427.47	52,600	38,172.53	27.43
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	.00	.00	150,000	150,000.00	.00
TOTAL OPERATING EXPENSES	5,017.04	15,516.54	210,200	194,683.46	7.38
<u>CAPITAL IMPROVEMENTS</u>					
73-40-800 CAPITAL IMPROVEMENTS	.00	.00	1,800,000	1,800,000.00	.00
TOTAL CAPITAL IMPROVEMENTS	.00	.00	1,800,000	1,800,000.00	.00
TOTAL EXPENDITURES	5,017.04	15,516.54	2,010,200	1,994,683.46	.77
TOTAL FUND EXPENDITURES	5,017.04	15,516.54	2,010,200	1,994,683.46	.77
NET REVENUE OVER EXPENDITURES	1,436.12	3,736.72	109,300	105,563.28	3.42

TOWN OF RANGELY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2025

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	REVENUES					
73-30-100	HOUSING REVENUE	6,375.00	25,200.00	69,300	44,100.00	36.36
73-30-200	INTEREST EARNED	44.25	97.36	200	102.64	48.68
73-30-320	MAIN ST REVENUES	.00	375.00	1,500,000	1,499,625.00	.03
73-30-500	MISCELLANEOUS INCOME	4,539.90	4,540.05	550,000	545,459.95	.83
	TOTAL REVENUES	10,959.15	30,212.41	2,119,500	2,089,287.59	1.43
	TOTAL FUND REVENUE	10,959.15	30,212.41	2,119,500	2,089,287.59	1.43

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2025

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	227.77	908.32	4,500	3,591.68	20.18
73-40-250 HOUSING MANAGEMENT EXPENSE	4,790.00	19,217.47	52,600	33,382.53	36.54
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	.00	.00	150,000	150,000.00	.00
TOTAL OPERATING EXPENSES	5,017.77	20,534.31	210,200	189,665.69	9.77
<u>CAPITAL IMPROVEMENTS</u>					
73-40-800 CAPITAL IMPROVEMENTS	.00	.00	1,800,000	1,800,000.00	.00
TOTAL CAPITAL IMPROVEMENTS	.00	.00	1,800,000	1,800,000.00	.00
TOTAL EXPENDITURES	5,017.77	20,534.31	2,010,200	1,989,665.69	1.02
TOTAL FUND EXPENDITURES	5,017.77	20,534.31	2,010,200	1,989,665.69	1.02
NET REVENUE OVER EXPENDITURES	5,941.38	9,678.10	109,300	99,621.90	8.85

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
03/25	ALL COPY PRODUCTS INC.	PROF/TECH SERVICES	03/14/2025	87084	38769546	15.55
04/25	ALL COPY PRODUCTS INC.	PROF/TECH SERVICES	04/15/2025	87138	38995291	15.55
Total ALL COPY PRODUCTS INC.:						31.10
03/25	CF INVESTORS PARTNERSHIP LLP	HOUSING MANAGEMENT EXPENSE	03/14/2025	87039	SAGE RENT 0	4,790.00
04/25	CF INVESTORS PARTNERSHIP LLP	HOUSING MANAGEMENT EXPENSE	04/15/2025	87150	SAGE RENT 0	4,790.00
Total CF INVESTORS PARTNERSHIP LLP:						9,580.00
04/25	NICHOLS STORE	PROF/TECH SERVICES	04/15/2025	87169	45531	8.95
Total NICHOLS STORE:						8.95
Grand Totals:						9,620.05

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
73-21500	.00	9,620.05-	9,620.05-
73-40-220	40.05	.00	40.05
73-40-250	9,580.00	.00	9,580.00
Grand Totals:	9,620.05	9,620.05-	.00

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

RDC BOARD



COLORADO
Department of Public
Health & Environment

Request for Applications (RFA) Cover Sheet & Signature Page

Date:
Submit sealed
applications to: Colorado Department of Public Health &
Environment
1306 Brownfields Cleanup Grant Program
4300 Cherry Creek Drive South
Denver, CO 80246

RFA number: 37004730
CDPHE contact: Kyle Sandor

RFA submission
deadline: 4/31 - 5/31 Annually

Number of
copies: One Electronic Copy
submitted via email in pdf
format.

Brownfields Cleanup Grant Program

Per the attached specifications, terms and conditions
*F.E.I.N.: 84-6000713
DUNS: 020248134

Authorized signature: _____

Original signature (in ink) acknowledges acceptance of all terms and conditions of the solicitation.

Typed/printed name: Allen Parker
Title: Town Manager
Company name: Town of Rangely Colorado
Address: 209 E. Main St.
City: Rangely, State: CO Zip: 81648
Phone number: 970-675-8476 Fax number: 970-675-8477
Contact for clarifications: Jocelyn Mullen, PE
Title: Town Engineer and Planner
Phone number: 970-210-8366 Fax number: 970-675-8477
Email address: jmullen@rangelyco.gov

IMPORTANT: The following information must be on the outside of the Application Packaging or referenced in the subject line if the application may be submitted electronically:

Solicitation Number 7591

Applicants are urged to read the solicitation document thoroughly before submitting an application.

*Applicants are required to submit Federal Employer Identification Number (F.E.I.N.) via a W-9 form prior to contracting with the State of Colorado. F.E.I.N. referenced above must match BIDS registration to be eligible to submit a response and must match the required W-9 for contracting and payment.

This page must be completed, signed (in ink) and returned with response

Attachment B

Section 1 - Applicant and Site Information

1. Name and description of applicant (type of local government)

Town of Rangely, Colorado

2. Property address and gps location if not available

238 Birch St, Rangely, CO 81648

3. Property acreage.

4000 ft² = .09 Ac

4. Ownership status

Property is currently owned by Thomas Donovan, address unknown. The property has been abandoned for years. We have Cease and Desist orders in the property file going back to the 2010s. The Town has been reluctant to condemn the property and assume ownership without a clear path forward for funding asbestos abatement. In the event the grant is awarded, the Town will immediately begin the condemnation process.

5. Description of current property use

The property is currently abandoned, fenced off from the public, and falling into disrepair.

6. Type of contamination (lead, asbestos or both)

Asbestos contamination per January 2011 Asbestos Inspection Report included as Attachment B2. Asbestos is present in white textured surfacing and red linoleum. Due to significant damage to asbestos containing materials (ACMs), the Colorado State trigger level classifies the structure as a major asbestos spill. See Pictures included as Attachment B1.

Section 2 - Project Requirements

1. Describe the site conditions and potential for environmental or human health exposure to asbestos or lead paint.

The building is in horrible condition. The roof and exterior walls are damaged, with openings large enough for animals to enter. Feral cats with newborn kittens were found inside during one inspection. There is a gaping hole in the roof that allows rain and snow to enter, further contributing to overall degradation. On the north side

of the building, there is damage to roof and siding, and a window mounted air conditioning unit on the south side of the structure immediately north (236 Birch St.) has air intake less than 20 feet from the degrading contaminated structure.

The Town has erected snow fencing around the front door of the structure, and posted No Trespassing signs. Large materials are not migrating off-site, but fibers have pathways to exit the structure and migrate off-site.

Given the degraded condition of the structure, Rangely's Town Engineer filed the documents with CDPHE to list the site as an uncontrolled release. Rangely believes this structure is a threat to public health of all Rangely residents, but specifically to the neighbors north and south of the structure, and kids passing the structure on their way to school located 1 block away. Please see the pictures included at the end of this narrative.

2. What is the community benefit?

The benefit to the community will be multi-fold: remediating a blighted property and decreasing public health impacts by decreasing exposure to residents. There is little apparent or immediate economic benefit, or the Town would have conducted the abatement years ago. When the structure is abated and demolished, and the lot is prepared for sale or redevelopment, it may be worth \$3,000-\$8,000. When the Town redevelops the site with a single or multi family residence, economic benefits will be realized, but that could take several years.

Cultural benefits to the Town include demonstrating to residents that Rangely is worth taking care of and improving. Removing blighted structures sets the example that the Town expects people to take care of their property. Reducing public health impacts shows residents that the Town cares about their well-being. While we believe there is widespread public support for this action, we have not directly polled residents or measured the level of support. The Town has pursued several options for redevelopment planning, including meeting with DOLA Housing leaders , CHFA staff, and other municipal entities from eastern Colorado to explore how they have successfully remediated blight and redeveloped properties.

3. What is the project budget?

An abatement contractor has provided an estimate of \$75,000. Adding a 20% contingency to cover unexpected/unanticipated issues results in a \$90,000 grant request. The Town would go to

competitive bid if awarded the grant. The Town's budget and contractor's detailed bid and work plan is attached as Attachment B1. The Town will commit \$15,000 in labor and equipment as in-kind services.

While the Town would prefer full funding, we could find matching funds up to 20%. Less than 75-80% funding would leave the Town unable to pick up the difference, and the structure would continue to go unabated. We would take action to complete the condemnation and abatement as soon as possible after grant award to minimize long term exposures to Rangely residents.

4. Describe any partnerships that are involved with the cleanup and redevelopment.

There are no partnership opportunities that have been discovered or presented themselves. No other entities, including the damn owner, seem to feel a responsibility to address the problem. Rangely Rural Development Corporation (RDC) will become a partner once financing is obtained. The Town could provide some matching funds up to 20% of the project cost. The Town has provided and will continue to provide staff labor hours and equipment to address issues with the site. Town Engineer will act as Project Engineer, hiring appropriately certified companies to perform the abatement work and clearance testing. Town staff will support all contractors hired for the work within the limits of their knowledge and lack of certifications. For example, if a Traffic Control Plan is required, the Town Engineer will write it and Town staff will implement it as in-kind hours. Additionally, once the structure is abated, clearance testing has passed, and the abatement contractor demobilized and left the site, Town Public Works staff will most likely complete the demolition and cleanup to prepare the site for redevelopment.

Section 3 - Project Details/Work plan

1. Description of contractor solicitation process.

Rangely has a Procurement Policy that is followed for purchases greater than \$5000. For a project of this magnitude, the Town Engineer would consult with a Colorado Certified Asbestos Management Planner to specify required Best Management Practices, and appropriate air monitoring and clearance testing protocols. We would then solicit bids, and choose a responsible bidder from the bids received. We have not done these steps yet because we don't have the funds to proceed, and don't want to

waste contractors' time until we know we can proceed.

2. Number of proposals received. 1
3. Selected contractor. TBD
4. Summary of selected contractors

Asbestos Professionals, Aurora Co provided an estimate to use as a basis for this grant request. Their proposal is attached as Attachment B1.

5. Description of permits required for cleanup activities.

Permits required will include an Asbestos Abatement permit from CDPHE, A state NESHAPS permit, a Town of Rangely Building/Demolition Permit, and possibly an electrical permit to ensure the electric service has been properly terminated and locked out.

6. Summary of contaminated materials to be addressed.

Contaminated materials will include the entire contents of the house treated as asbestos containing materials (ACMs), and handled and disposed of accordingly.

7. Detailed description of cleanup activities to be completed.

The attached proposal contains a partial description of cleanup approach. Different contractors will likely have different approaches. Due to the damage to the structure, and likely structural issues, the entire structure will most likely be tented and contained while specific activities occur. Known ACBMs will be removed within containment, and bagged or burrito'd for disposal. All required procedures will be followed. The contractor ultimately selected will prepare a detailed work plan.

Section 4 - HB 24-1457 Support Information

1. Describe the community impacts of asbestos and/or lead based paint contaminated properties on affordable housing with respect to
 - a. Health and environmental impacts of asbestos and LBP contaminated structures;

Asbestos contaminated properties disproportionately impact lower income/disadvantaged populations because wealthier people can choose to leave blighted areas and lower income folks may not have choices.

- b. and c. The presence or lack of certified asbestos abatement or lead paint abatement personnel or supervisors operating within or traveling to, rural communities for abatement projects.

There are no asbestos abatement contractors located in Rio Blanco County. Costs of travel and per diem to conduct abatement are included in costs quoted by contractors serving rural communities. Contractors will have to travel from Grand Junction, 80 miles away, at a minimum, and from as far away as the Front Range. These distances decrease the competition among contractors and result in higher prices. Sometimes we can't find contractors willing to work in this area at all. These same issues affect Clearance air testing and project design and supervision, making it difficult and expensive for communities to do the right thing.

- d. The proximity to, and availability of, asbestos and lead paint disposal facilities
Fortunately Rio Blanco County has a permitted asbestos disposal cell at the County landfill in Meeker. However, that facility is 60 miles away, increasing the cost of disposal.

- e. Community impacts on economic development and affordable housing.

Rangely may be forced to add surcharges to building permits in the future to create a fund to address blighted properties. This will make housing more expensive for everyone.

If Rangely has to take money out of our general fund to do this work, we will have fewer resources available to develop affordable housing projects within Rangely. Contaminated and or blighted properties lower the inventory of sites where affordable housing exists or can be developed. All of these issues put Rangely and other rural communities at a disadvantage .

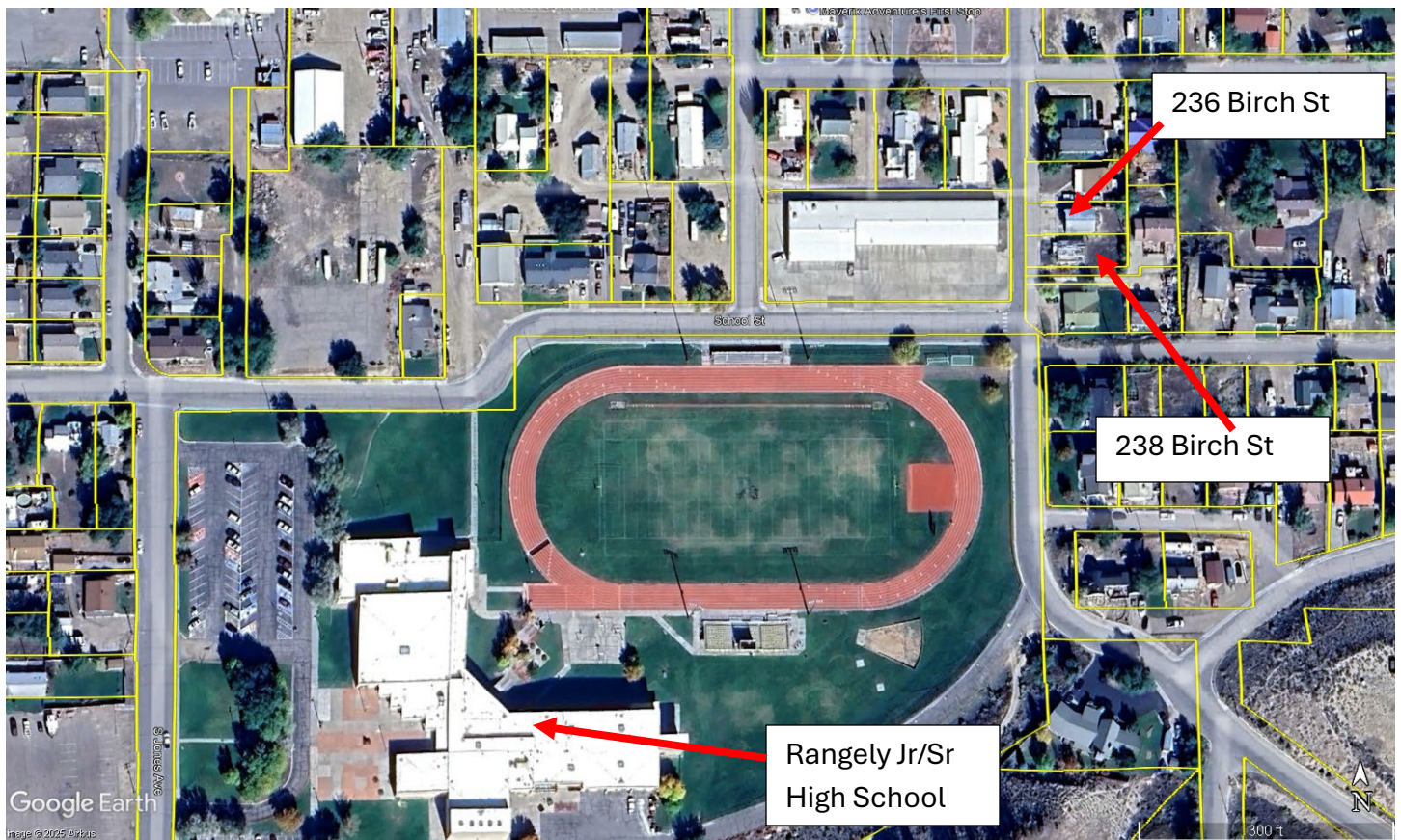


Figure 1. 238 Birch St Location Map and proximity to Jr/Sr High School.



Figure 2. 238 Birch proximity to 236 Birch map

Budget for Grant RFA37004730

Item	Unit	Grant Funding	Town In-Kind	Notes:
Remediation by licensed contractor	LS	\$ 75,000.00		See Asbestos Professional Estimate
Traffic Control	LS		\$ 5,000.00	Town Staff Labor hours and equipment
Site Prep after Abatement	LS		\$ 10,000.00	Town Staff Labor hours and equipment
SubTotal		\$ 75,000.00	\$ 15,000.00	
Contingency		\$ 15,000.00		
Total		\$ 90,000.00	\$ 15,000.00	



Financial Risk Assessment Questionnaire

(For use with subrecipients/recipients only)

ATTACHMENT C

Important Information:

- *Local Public Health Agencies do not need to complete this form since their financial risk is determined by the Financial Risk Management System (FRMS).*
- *This form should be completed and reviewed by Agency staff with the most knowledge of the accounting system and fiscal internal control structure.*
- *Reference the Frequently Asked Questions document for questions or additional guidance for completing the Financial Risk Assessment Questionnaire.*
- *Note - Any questions that remain unanswered (including requested explanations that do not answer the questions asked) may be assessed the highest risk rating for that question leading to an overall increased financial risk rating.*

Name of Agency:

Name and Title of person completing this form:

General Agency Information:

- 1) Provide the total annual operating budget for the agency.
- 2) Provide the total number of grants received in the agency's current fiscal year. (State, Federal, Private Foundation)
- 3) How long has the agency been doing business?
- 4) How many total FTE are there in the agency?
- 5) Has the agency had any significant changes in key personnel who work on CDPHE contracts or its accounting systems in the last year? (e.g. Controller, Executive Director, Accounting Manager, Program Manager, etc.) Please explain the changes.

- 6) When is the agency's fiscal year end?
- 7) Does the agency have employee fidelity bond/insurance coverage for all its employees?

Programmatic Performance:

- 8) Not including the contract you are seeking, please provide the total dollar amount of "CDPHE only" contracts that the agency is currently receiving.
- 9) Has the agency administered programs in the past similar to its current proposal?
If so, please list the programs the agency administered.
- 10) Has the agency previously met all deliverables of its contracts on time and as described in its statement of work?
If no, please explain why the agency was unable to meet the deliverable(s).
- 11) Is the agency serving as a fiscal agent for another agency that will complete the actual work on the contract?
- 12) Is the agency planning to sub-award any portion of this contract to complete the deliverables?
If so, please provide the anticipated percentage.

Fiscal Performance:

- 13) How many total FTE perform accounting functions within the agency?
- 14) Does the agency receive an annual financial statement audit?
If yes, provide a link or electronic copy of your most recent audit report.
- 15) Does the agency receive an audit under the Single Audit Act/Uniform Administrative Requirements, 2 CFR 200, subpart F (Government Auditing Standards)
If yes, provide a link or electronic copy of your most recent audit report.
- 16) Are agency accounting records kept in accordance with Generally Accepted Accounting Principles (GAAP)? (Refer to the FAQ for more information on GAAP.)
- 17) Does the agency accounting system allow separation of all assets, liabilities, revenue, and expenditures by funding source?

- 18) Are accounting records supported by source documentation (such as receipt, invoices, timesheets, other)?
- 19) Please explain how you allocate your common costs (e.g., phone, rent, utilities).
- 20) Please explain the agency's procedures for reviewing all expenditures to ensure that all costs are reasonable, allowable, and allocated correctly to each funding source.
- 21) Does the agency have documented procedures in place to ensure that the accounting records are free from errors? **If yes, provide an electronic copy of the agency's documented procedures.**
- If you have documented procedures, have they been updated to reflect working in the pandemic?**
- 22) This contract will be a cost reimbursement basis. Does the agency have an adequate cash flow that will enable it to manage finances between the time costs are incurred and reimbursed?
Please explain how the agency intends to cover costs prior to requesting the reimbursement. As a reminder it can take up to 45 days to receive reimbursement from CDPHE once an invoice has been reviewed and accepted.
- 23) Does the agency have a time and effort reporting system in place to account for 100% of each employees' actual time spent on each project? Please explain how the agency documents actual hours worked for each employee, by funding source.
- 24) Does the agency have an active oversight committee/board and is the committee/board provided financial reports and information on a regular basis? If yes, please indicate the frequency of the meetings.

25) Use this space for any additional information (indicate section and item numbers if a continuation)

**** Retain this completed form in your records for any additional funding applications within a twelve month period. Any changes will require a new form to be submitted****

Provide the name and title of the agency representative reviewing these responses prior to submission to CDPHE. Note this must be a different individual than the person completing the form.

Agency Reviewer Name and Title (required)

Date

Agency Preparer Please sign and date below:

A handwritten signature in black ink that reads "Margabel Cox". The signature is written in a cursive style with a large, looped initial "M".

Agency Preparer Signature and Title (required)

Date



RARE's 2025 Pitch Competition Application

Submit an application to start your business journey!

Complete the application below to participate in the Pitch Competition!

Application Deadline:

Pitch Competition Event Date:

**Changes may be made to submitted applications before the Application Deadline.
Incomplete or late submissions will not be accepted.**

Pitch Information:

First Name:

Last Name:

E-mail:

Mobile Number:

Business Name:

Business Address, if applicable:

Check all that apply:

Business Concept

Existing Business (1 year or less)

Have a Federal Tax ID

**Have an account with a Bank or Credit
Union**

Registered with the State of Colorado

Describe your business idea below (2000 character limit):

Signature:

Date:

Have a question? Send us an e-mail and we'll be in touch ASAP! Send e-mail to jcaldwell@rangelyco.gov or call Jeannie Caldwell at (970) 675-8476

Completed applications must be dropped off to Jeannie Caldwell at Town Hall on or before_. E-mailing application to jcaldwell@rangelyco.gov is also acceptable.



RARE PITCH COMPETITION RULES

The RARE Pitch Competition is a business competition that will take place once a year for three years, beginning with the year 2025. The competition is organized by the Town of Rangely and a committee chosen from the RDA, which is Rangely's urban development agency. RARE is funded through a grant from OEDIT and Just Transition for community economic development.

RARE's Pitch Competition provides entrepreneurs and business start-ups with funding opportunities. Competitors will present business ideas to a panel of five (5) judges. The competition will focus on the ability to deliver a Pitch that attempts to persuade the judges in favor of a new product or service for the community of Rangely. Judges will engage with contestants and score each contestant based on the pitch presentation and any Q/A. Judge assessments are based on the realistic development of a product or service, research, customer viability, and traction. Cash and other prizes will be awarded to the top 3 contestants.

RARE's Pitch Competition includes a partnership with the Business Department of Colorado Northwestern Community College (CNCC). CNCC will provide contestants over two days, ranging from four to six hours per day period, instruction on writing a business plan to include marketing plans, business research and financial plans. Qualified contestants will be required to attend the classes, which will provide the necessary knowledge and skills to aid in their success. CNCC professor(s) will provide a signed document to the RDA for each contestant indicating their attendance at the classes.

Competition Prizes

First Prize: \$15,000 plus a one-year basic membership to the Rangely Chamber of Commerce.

Second Place: \$10,000 plus a one-year basic membership to the Rangely Chamber of Commerce.

Third Place: \$5,000 plus a one-year basic membership to the Rangely Chamber of Commerce.

People's Choice Award which allows the audience members to participate. A gift basket from donated items around town.

Eligibility

1. Anyone with a start-up company or entrepreneurial idea.
2. The concept must be the original work of the contestant(s). Innovations of existing products or services are permitted but must be disclosed in application.
3. Ideas and concepts must be in the start-up or early stage of development. Business entity can be established for more than one year; however, complete establishment of business, selling goods, and opening doors to the public is required to be 1 year or less.
4. The contestant(s) must be a resident of the Town of Rangely.
5. Business establishment and operations must be within the Town of Rangely.
6. Business must have a valid EIN and be a registered entity with the State of Colorado.
7. All ages are eligible.
8. Concepts deemed offensive, immoral, or unethical by event organizers may be disqualified.

CNCC Business Classes

Applicants for the Pitch Competition are required to attend business modules offered by the Business Department at CNCC in the following areas:

- Writing a Business Plan
- Writing a Marketing Plan
- How to conduct business research
- Financial Planning

The classes will take place over two days. The dates will be announced prior to the Pitch Competition. The classes will last up to six (6) hours per day.

Process

The event includes two rounds of pitches to judges that have expertise in business creation and development, marketing or financing businesses, or have a strong understanding of the local economy and culture. The final (second round) event will be open to the public.

During the first round, the applicant will have 5 minutes to pitch their business idea to the judges. Judges will evaluate pitches on the provided rubric. The top 5 businesses will advance to the second round. During the second-round judges will have up to 15 minutes to ask each contestant questions after the contestant's final pitch. Judges will determine the top three winning businesses.

Applicants should consider the following questions as they formulate their pitches and prepare to answer the judge's questions:

- Define your business and why you believe it will be successful.
- Who is the market audience and how will you sell to them?
- Who is your team and why are they special?
- How will you make money?
- What is your economic model?
- What will be the larger economic impact of your business?
- What will the community impact of your business be?

Participation

1. Submissions may be entered as individuals or a team. The maximum number of team members for a single Pitch is limited to 2 people.
2. Each individual or team may enter only one idea or concept.
3. Individuals may only participate in one Pitch.
4. Only the individual(s) participating in the Pitch may answer questions from the judges.

Preliminary & Final Competition Time

5. Five (5) minutes are allocated to each team's Pitch in both the preliminary and final competition. The Pitch is the presentation of the business idea or concept. A timer will begin when the Contestant(s) begins to speak.
6. Each team may select the media it feels will most effectively deliver its message. Teams may display or showcase prototypes, samples, or posters. Contestants are not allowed to hand out literature, information, business cards, or food products directly to judges.
7. Slide presentations are allowed, with a maximum of 5 slides. Participants are responsible for providing a laptop or device to feature slide show at the preliminary competition. A large screen TV, HDMI cord, and a remote for slide advancement are provided. Those advancing to the final competition will be required to submit slide shows to organizers.
8. Participants must provide a financial document indicating how the funds will be used.
9. Three (3) minutes are allocated for optional questions by the judges in the preliminary round.
10. Following the preliminary competition, judges will score contestants to determine a Top 5 for the final competition.
11. Any contact with the judges after the preliminary competition will result in automatic termination from the final competition.
12. All contestants will be notified by email of advancement into the final competition within 24 hours of the preliminary competition.

DISCLOSURE:

Confidentiality is not guaranteed in any way. It is not recommended that confidential or proprietary materials are included in submission. The RARE Pitch Competition accepts no responsibility for preventing other competitors, audience members, judges, sponsors or others from sharing the idea and/or materials presented during the Pitch Competition process. Nondisclosure Agreements and Covenants not to Compete between a competitor, the RARE Competition, the RDA, and audience members are not permitted. Sharing concepts may be deemed a public disclosure. It is the responsibility of Contestants to consult with an attorney before entering the competition. RARE is not responsible for any confidentiality issues that may occur during, or because of, the competition. Pitch Competition competitors agree that RARE and the RDA incur no liability from disputes arising here from.

Reproduction:

RARE, the RDA and organizers may take photographs and/or videos of any materials used or made available by Pitch Competition Contestants during the competition for public relations purposes. Any content presented by a Contestant should be considered public information disclosure. Contestants should carefully consider excluding any proprietary information or materials that may be deemed at risk of disclosure.

Prize Money:

The prize will be awarded and allocated in the name of the business within 30 days of the Final Competition. The business recipients of prize money will be responsible for the implications of their winnings and will be required to provide a W-9 form and invoice to the RDA prior to receiving funds. Prize money may be considered by the Internal Revenue Service as ordinary income to the business. The financial prize must be used in accordance with the presentation and materials presented during the Pitch Competition.

Certification Forms – Required:

Prior to receiving any grant funds, the following forms, supplied by the RDA, must be signed and returned to the RDA.

1. Reporting Certification

A Reporting Certification Form, supplied by the RDA, will be required.

2. Legal to Work in the United States Certification

Form I-9, Employment Eligibility Verification, is a form that U.S. employers use to verify the identity and employment authorization of new hires. This form will be required for recipients of the RARE grant. Recipients are required to retain

original paper or electronic copies of the form for current employees. Recipients are also required to retain copies of the form for former employees for at least three years from the first day of employment or one year from the end of employment.

3. Certification of Health, Safety, and Working Conditions.

The Certification of Health, Safety, and Working Conditions will be required. This form certifies that working conditions for employers (if applicable) have not had any violations of any Federal, State or Local Laws affecting the health, safety or working conditions of employees for the prior five years or the years the business has been in existence, whichever is applicable.

4. Certifications Signature Form

A Certification Signature Form will be required.

5. Certificate of Good Standing with the Secretary of State.

A Certificate of Good Standing with the Secretary of State is required.

Applications

Applications for the RARE Pitch Competition should be e-mailed to Jeannie Caldwell at jcaldwell@rangelyco.gov. You can also drop them off at Town Hall located at 209 E. Main Street, to the attention of Jeannie Caldwell.

Should you have any questions, Jeannie can be reached by phone at (970) 675-8476.