



Town of Rangely

RDA Packet
September 15, 2022 - 7:30am





(RDA)
Town of Rangely Conference Room
*** September 15, 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 –

1) Call to Order

2) Roll Call

3) Minutes of Meeting

a) Discussion and Action to approve the minutes of July 14, 2022

4) Changes to the Agenda

5) Public Input

6) Old Business

7) New Business

b) Discussion and Action to accept Jennifer O'Hearon as the Rio Blanco County Commissioner representative to the Rangely Development Association Board

c) Discussion and Action to approve July/August 2022 Financials.

d) Discussion 2023 Capital Projects Budget

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

**** July 14, 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 –

1) **Call to Order** – 7:35am

2) **Roll Call** – Keely Ellis, Ron Granger, Emma Baker, McKenzie Webber, Lisa Jones present. Jennifer O'Hearon present as Rio Blanco County Commissioner representative. Karen Reed, Sara Peterson, Ryan Huitt and Jerry LeBleu absent.

3) **Minutes of Meeting**

a) *Discussion and Action to approve the minutes of May 19, 2022.* – **Motion made by Ron Granger to approve the minutes with correction of May 19, 2022, second by McKenzie Webber. Motion passed**

4) **Changes to the Agenda** - None

5) **Public Input** – Lisa Jones stated conversation have been had about K-12 schools and the college can work better together by developing apprenticeship programs or highs school to college. Lisa also stated that there would be a virtual meeting to discuss those types of programs. Emma Baker informed everyone about the event in Dinosaur on September 9th-10th. There will be a concert and many other events.

6) **Old Business**

7) **New Business**

a) *Discussion and Action to approve May/June 2022 Financials* – **Motion made by McKenzie Webber to approve the May/June 2022 Financials, second by Ron Granger. Motion passed**

b) *Discussion and Action Grant/Loan Guidelines* – **Discussed at last meeting**

c) *Discussion Goals and Projects* – **S.W.O.T analysis was provided. Look at goals and projects for the following year.**



8) **Committee & Project Updates**

- ✚ **Main Street:** Jeannie Caldwell, Lisa Piering – *New Banners in courtyard, started a Podcast to market Rangely. New OHV Trail Guidebook. Main Street Open for Business grants given to Silver Sage and Professional Touch. Getting additional solar lights for Kennedy Bike Path. Sunrise Park is coming together. The discoverrangely.com website is almost done. Colorado Tourism coming to Rangely to do a photoshoot.*
- ✚ **Mountain Bike Trails:** Keely Ellis, Jeannie Caldwell, Lisa Piering – *Focus on later*
- ✚ **Housing:** Lisa Piering - *None*
- ✚ **Cyber Security:** Jeannie Caldwell, Lisa Jones, McKenzie Webber – *New Instructor as a consultant.*
- ✚ **Fiber Optic-Marketing:** Lisa Jones - *None*
- ✚ **Outdoor Rec. – Tourism:** McKenzie Webber, Ryan Huitt – *We Rock, Hill Climb and Rally all were in Rangely. Discussing ROAR for next year.*
- ✚ **Investment Opportunity:** Jeannie Caldwell, Karen Reed, McKenzie Webber – *Someone looking at starting an OHV business. Realtor trying to sell Foundation property.*

- 9) **Information** – McKenzie gave an update from the Chamber. McKenzie state that there is a new job posting area on the Chamber's website. McKenzie also stated that she would like to redo the visitors guide.

Adjourn – 8:49am

TOWN OF RANGELY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2022

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
73-30-100 HOUSING REVENUE	4,350.00	35,060.00	62,500	27,440.00	56.10
73-30-200 INTEREST EARNED	.78	7.77	200	192.23	3.89
73-30-320 MAIN ST REVENUES	.00	82,074.96	1,400,000	1,317,925.04	5.86
73-30-500 MISCELLANEOUS INCOME	.00	32,236.90	90,000	57,763.10	35.82
TOTAL REVENUES	4,350.78	149,379.63	1,552,700	1,403,320.37	9.62
TOTAL FUND REVENUE	4,350.78	149,379.63	1,552,700	1,403,320.37	9.62

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2022

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	11.91	432.30	4,500	4,067.70	9.61
73-40-250 HOUSING MANAGEMENT EXPENSE	5,079.75	28,094.51	45,000	16,905.49	62.43
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	5,091.66	72,323.52	77,600	5,276.48	93.20
<u>CAPITAL IMPROVEMENTS</u>					
73-40-700 CAPITAL OUTLAY	.00	3,522.77	0	(3,522.77)	.00
73-40-710 CAP OUTLAY--MSOB	.00	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	.00	30,085.97	1,500,000	1,469,914.03	2.01
TOTAL EXPENDITURES	5,091.66	102,409.49	1,577,600	1,475,190.51	6.49
TOTAL FUND EXPENDITURES	5,091.66	102,409.49	1,577,600	1,475,190.51	6.49
NET REVENUE OVER EXPENDITURES	(740.88)	46,970.14	24,900-	(71,870.14)	188.64

TOWN OF RANGELY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
73-30-100 HOUSING REVENUE	5,574.15	40,634.15	62,500	21,865.85	65.01
73-30-200 INTEREST EARNED	.80	8.57	200	191.43	4.29
73-30-320 MAIN ST REVENUES	816.00	82,890.96	1,400,000	1,317,109.04	5.92
73-30-500 MISCELLANEOUS INCOME	825.00	33,061.90	90,000	56,938.10	36.74
TOTAL REVENUES	7,215.95	156,595.58	1,552,700	1,396,104.42	10.09
TOTAL FUND REVENUE	7,215.95	156,595.58	1,552,700	1,396,104.42	10.09

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	11.91	444.21	4,500	4,055.79	9.87
73-40-250 HOUSING MANAGEMENT EXPENSE	4,107.98	32,202.49	45,000	12,797.51	71.56
73-40-260 HOUSING MAINT/REPAIRS	347.95	347.95	2,000	1,652.05	17.40
73-40-270 UTILITIES	2.57	2.57	100	97.43	2.57
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	4,470.41	76,793.93	77,600	806.07	98.96
<u>CAPITAL IMPROVEMENTS</u>					
73-40-700 CAPITAL OUTLAY	80.00	3,602.77	0	(3,602.77)	.00
73-40-710 CAP OUTLAY--MSOB	.00	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	80.00	30,165.97	1,500,000	1,469,834.03	2.01
TOTAL EXPENDITURES	4,550.41	106,959.90	1,577,600	1,470,640.10	6.78
TOTAL FUND EXPENDITURES	4,550.41	106,959.90	1,577,600	1,470,640.10	6.78
NET REVENUE OVER EXPENDITURES	2,665.54	49,635.68	24,900-	(74,535.68)	199.34