



*Town of Rangely Conference Room*  
*\*\*\* October 12, 2023 \*\*\**

***Agenda***  
***FOLLOWING RDA MEETING***

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**Keely Ellis, Chairman**

**Ron Granger, Vice Chairman**  
**Karen Reed**  
**Ryan Huitt**

**Jeannie Caldwell**  
**Candra Robie**  
**Emma Baker**

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- 1) **Call to Order**
- 2) **Roll Call**
- 3) **Minutes of Meeting**
  - a) *Discussion and Action to approve the August 10, 2023, minutes.*
- 4) **Changes to the Agenda**
- 5) **Old Business**
- 6) **New Business**
  - a) *Discussion and action to approve the Financials for Aug & Sept 2023*
  - b) *Discussion and action to approve the check register for Aug & Sept 2023*
  - c) *Discussion and action to approve the 2024 RDC Draft Budget*
  - d) *Update Cogency Project*
- 7) **Information**
- 8) **Adjourn**



*Town of Rangely Conference Room*  
*\*\*\* August 10, 2023 \*\*\**  
***Minutes***  
***FOLLOWING RDA MEETING***

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Keely Ellis, Chairman

Ron Granger, Vice Chairman  
Karen Reed  
Ryan Huitt

Sara Peterson  
Vacant Seat  
Emma Baker

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- 1) **Call to Order** – 8:34am
- 2) **Roll Call** - Suspend
- 3) **Minutes of Meeting**
  - a) *Discussion and Action to approve the May 11, 2023, minutes.* – **Motion made by Ron Granger to approve the May 11, 2023, minutes, second by Emma Baker. Motion passed.**
- 4) **Changes to the Agenda**
- 5) **Old Business**
- 6) **New Business**
  - a) *Discussion and Action to accept the resignation of Sara Peterson* – **Motion made by Emma Baker to accept the resignation of Sara Peterson, second by Ron Granger. Motion passed.**
  - b) *Discussion and action to appoint Jeannie Caldwell to the Rangely Development Corporation Board* – **Motion made by Ron Granger to appoint Jeannie Caldwell to the Rangely Development Corporation Board, second by Karen Reed. Motion passed.**
  - c) *Discussion and action to appoint Candra Robie to the Rangely Development Corporation Board* – **Motion made by Jeannie Caldwell to appoint Candra Robie to the Rangely Development Corporation Board, second by Ron Granger. Motion passed.**
  - d) *Discussion and action to approve the Financials for May, June & July 2023* – **Motion made by Emma Baker to approve the Financials for May, June, & July 2023, second by Candra Robie. Motion passed.**
  - e) *Discussion and action to approve the check register for May, June & July 2023* – **Motion made by Ron to approve the check register for May, June, & July 2023, second by Emma Baker. Motion passed.**



f) *Discussion on Capacity Building Grant through Yampa Valley Community foundation* – RDC would be the fiscal agent. **Motion made by Jeannie Caldwell that RDC be a fiscal agent for the Capacity Build Grant through Yampa Valley Community foundation, second by Ron Granger. Motion passed**

7) **Information**

8) **Adjourn** -8:45am

TOWN OF RANGELY  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 8 MONTHS ENDING AUGUST 31, 2023

RDC RANGELY DEV CORP FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
76-30-300 INTEREST INCOME	531.74	4,097.11	500	( 3,597.11)	819.42
76-30-400 MISC INCOME	.00	6,051.89	10,196,000	10,189,948.11	.06
TOTAL REVENUES	531.74	10,149.00	10,196,500	10,186,351.00	.10
TOTAL FUND REVENUE	531.74	10,149.00	10,196,500	10,186,351.00	.10

TOWN OF RANGELY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

RDC RANGELY DEV CORP FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
76-40-220 PROF/TECH SERVICES	13.87	152.89	500	347.11	30.58
TOTAL OPERATING EXPENSES	13.87	152.89	500	347.11	30.58
<u>CAPITAL IMPROVEMENTS</u>					
76-40-800 CAPITAL IMPROVEMENTS	.00	20,396.06	10,196.00	10,175,603.94	.20
TOTAL CAPITAL IMPROVEMENTS	.00	20,396.06	10,196.00	10,175,603.94	.20
TOTAL DEPARTMENT 40	13.87	20,548.95	10,196.50	10,175,951.05	.20
TOTAL FUND EXPENDITURES	13.87	20,548.95	10,196.50	10,175,951.05	.20
NET REVENUE OVER EXPENDITURES	517.87	( 10,399.95)	0	10,399.95	.00

TOWN OF RANGELY  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

RDC RANGELY DEV CORP FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
76-30-300 INTEREST INCOME	526.30	4,623.41	500	( 4,123.41)	924.68
76-30-400 MISC INCOME	.00	6,051.89	10,196,000	10,189,948.11	.06
TOTAL REVENUES	526.30	10,675.30	10,196,500	10,185,824.70	.10
TOTAL FUND REVENUE	526.30	10,675.30	10,196,500	10,185,824.70	.10

TOWN OF RANGELY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

RDC RANGELY DEV CORP FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
76-40-220 PROF/TECH SERVICES	13.87	166.76	500	333.24	33.35
TOTAL OPERATING EXPENSES	13.87	166.76	500	333.24	33.35
<u>CAPITAL IMPROVEMENTS</u>					
76-40-800 CAPITAL IMPROVEMENTS	2,890.67	23,286.73	10,196.00	10,172,713.27	.23
TOTAL CAPITAL IMPROVEMENTS	2,890.67	23,286.73	10,196.00	10,172,713.27	.23
TOTAL DEPARTMENT 40	2,904.54	23,453.49	10,196.50	10,173,046.51	.23
TOTAL FUND EXPENDITURES	2,904.54	23,453.49	10,196.50	10,173,046.51	.23
NET REVENUE OVER EXPENDITURES	( 2,378.24)	( 12,778.19)	0	12,778.19	.00

Report Criteria:

Report type: Invoice detail

Invoice Detail.GL account = "7640220","7640301","7640700","7640800"

GL Period	Payee	Invoice GL Account Title	Check Issue Date	Check Number	Invoice Number	Amount
08/23	ALL COPY PRODUCTS INC.	PROF/TECH SERVICES	08/15/2023	84964	34614139	13.87
Total ALL COPY PRODUCTS INC.:						13.87
Grand Totals:						13.87

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
76-21500	.00	13.87-	13.87-
76-40-220	13.87	.00	13.87
Grand Totals:	13.87	13.87-	.00

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

RDC BOARD



Report Criteria:

Report type: Invoice detail

Invoice Detail.GL account = "7640220","7640301","7640700","7640800"

GL Period	Payee	Invoice GL Account Title	Check Issue Date	Check Number	Invoice Number	Amount
09/23	ALL COPY PRODUCTS INC.	PROF/TECH SERVICES	09/15/2023	85061	34804034	13.87
	Total ALL COPY PRODUCTS INC.:					13.87
09/23	KAPLAN KIRSCH & ROCKWELL LLP	CAPITAL IMPROVEMENTS	09/15/2023	85084	52844	921.50
	Total KAPLAN KIRSCH & ROCKWELL LLP:					921.50
09/23	RIVERRESTORATION ORG LLC	CAPITAL IMPROVEMENTS	09/15/2023	85105	3131	1,969.17
	Total RIVERRESTORATION ORG LLC:					1,969.17
	Grand Totals:					2,904.54

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
76-21500	.00	2,904.54-	2,904.54-
76-40-220	13.87	.00	13.87
76-40-800	2,890.67	.00	2,890.67
Grand Totals:	2,904.54	2,904.54-	.00

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

RDC BOARD

Report Criteria:

Actual amounts  
 All accounts  
 Account Termination date = IS NULL  
 Account Account number = "7630100"- "7640800"

Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance	
<b>76-30-300 INTEREST INCOME</b>						
		07/31/2023 (07/23) Balance	.00 *	.00 *	3,565.37-	
JE	78	INT INCOME		195.41-		
JE	80	INT INCOME		336.33-		
		08/31/2023 (08/23) Period Totals and Balance	.00 *	531.74- *	4,097.11-	
JE	49	INT INCOME		336.33-		
JE	51	INT INCOME		189.97-		
		09/30/2023 (09/23) Period Totals and Balance	.00 *	526.30- *	4,623.41-	
YTD Encumbrance	.00	YTD Actual	4,623.41- Total	4,623.41- YTD Budget	500.00- Unearned	4,123.41-
<b>76-30-400 MISC INCOME</b>						
		07/31/2023 (07/23) Balance	.00 *	.00 *	6,051.89-	
		09/30/2023 (09/23) Period Totals and Balance	.00 *	.00 *	6,051.89-	
YTD Encumbrance	.00	YTD Actual	6,051.89- Total	6,051.89- YTD Budget	10,196,000.00- Unearned	10,189,948.11
<b>76-40-220 PROF/TECH SERVICES</b>						
		07/31/2023 (07/23) Balance	.00 *	.00 *	139.02	
AP	33	ALL COPY PRODUCTS INC.	13.87			
		08/31/2023 (08/23) Period Totals and Balance	13.87 *	.00 *	152.89	
AP	16	ALL COPY PRODUCTS INC.	13.87			
		09/30/2023 (09/23) Period Totals and Balance	13.87 *	.00 *	166.76	
YTD Encumbrance	.00	YTD Actual	166.76 Total	166.76 YTD Budget	500.00 Unexpended	333.24
<b>76-40-301 GRANT EXPENSES</b>						
		07/31/2023 (07/23) Balance	.00 *	.00 *	.00	
		09/30/2023 (09/23) Period Totals and Balance	.00 *	.00 *	.00	
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended	.00
<b>76-40-700 CAPITAL OUTLAY</b>						
		07/31/2023 (07/23) Balance	.00 *	.00 *	.00	
		09/30/2023 (09/23) Period Totals and Balance	.00 *	.00 *	.00	
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended	.00
<b>76-40-800 CAPITAL IMPROVEMENTS</b>						
		07/31/2023 (07/23) Balance	.00 *	.00 *	20,396.06	
AP	98	RIVERRESTORATION ORG LLC	1,969.17			
AP	134	KAPLAN KIRSCH & ROCKWELL LLP	921.50			
		09/30/2023 (09/23) Period Totals and Balance	2,890.67 *	.00 *	23,286.73	
YTD Encumbrance	.00	YTD Actual	23,286.73 Total	23,286.73 YTD Budget	10,196,000.00 Unexpended	10,172,713.27

Number of transactions: 8    Number of accounts: 6    Debit    Credit    Proof

Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
<b>76-40-800 CAPITAL IMPROVEMENTS (continued)</b>					
		Total RDC RANGELY DEV CORP FUND:	2,918.41	1,058.04-	1,860.37
		Number of transactions: 8    Number of accounts: 6	Debit	Credit	Proof
		Grand Totals:	<u>2,918.41</u>	<u>1,058.04-</u>	<u>1,860.37</u>

Report Criteria:

Actual amounts

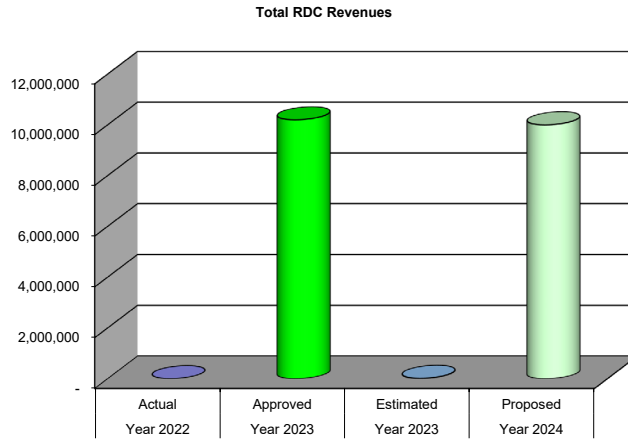
All accounts

Account Termination date = IS NULL

Account.Account number = "7630100"-"7640800"

**TOWN OF RANGELY, COLORADO**  
**RANGELY DEVELOPMENT CORPORATION FUND REVENUES**  
**2024 BUDGET**

Account	Description	Year 2022 Actual	Year 2023 Approved	Year 2023 Estimated	Year 2024 Proposed
76-30-200	PRINCIPAL ONLOAN	-	-	-	-
76-30-300	INTEREST INCOME	1,175	500	6,112	500
76-30-400	MISCELLANEOUS	-	10,196,000	10,375	10,000,000
<b>TOTAL RDC REVENUES</b>		<b>1,175</b>	<b>10,196,500</b>	<b>16,487</b>	<b>10,000,500</b>



**TOWN OF RANGELY, COLORADO**  
**RANGELY DEVELOPMENT CORPORATION FUND EXPENSES**  
**2024 BUDGET**

Account	Description	Year 2022 Actual	Year 2023 Approved	Year 2023 Estimated	Year 2024 Proposed
76-40-220	PROF/TECH SERVICES	449	500	238	500
76-40-301	GRANT EXPENSE	-	-	-	-
76-40-800	CAPITAL IMPROVEMENT-BUSINESS DEVEL	-	10,196,500	-	10,196,000
<b>TOTAL RDC EXPENSES</b>		<b>449</b>	<b>10,197,000</b>	<b>238</b>	<b>10,196,500</b>
<b>REVENUES OVER (UNDER) EXPENSES</b>		<b>726</b>	<b>(500)</b>	<b>16,249</b>	<b>(196,000)</b>

