

MEETING MINUTES

CRVEDP Quarterly Meeting- Q1

Date: Tuesday January 30, 2024

Time: 10 AM

Location: Colorado Mountain College- Rifle Campus

Attending:

Board Members:

Tommy Klein- City of Rifle

Dave Reynolds- Town of New Castle

Travis Elliott- Town of Parachute

Jeff Layman- Town of Silt

Michael Langhorne- Rifle Regional Economic Development Corporation

Anne Kellerby- Alpine Bank, Parachute

Jamie LaRue- Garfield County Libraries

Tinker DuClo- Colorado Mountain College

Paige Haderlie- Property Professionals

Cole Buerger- Town of Silt

Fred Jarmen- Garfield County

Tiffany Pehl- via proxy (Tinker Duclo is her proxy)

Additional Attendees:

Katie Mackley- Align Multimedia

Larry Stewart- Alpine Bank

Carolyn Tucker- Colorado Workforce

Evan Zislis- Hurst Initiative

Gail Swartz- Habitat for Humanity

Trent Marshall- Habitat for Humanity

Cheryl Bower- Habitat for Humanity

Patrick Morrissy- Mountain Voices Project

Kari Slappey- Rifle CoWork

Scott Cooper- BOCES

Jeff Engell- CSU Extension

Kristina Brooks-Olk- Colorado Mountain College

Nicole Centeno- Town of Silt

Vinnie Tomasulo- Town of Parachute

Jeff Moffet- TPS Consulting

Alicia Gresley- Facilitator- On Mountain Time

Meeting was called to order at 10:03 AM by facilitator Alicia Gresley

Agenda:

- **Welcome and overview**

Alicia Gresley introduced herself and welcomed everyone to the meeting. She thanked Tinker Duclo and Colorado Mountain College for hosting the event.

- **Establish a quorum**

Roll call for Board Members was taken establishing a quorum for the meeting. Tiffany Pehl was absent and had selected Tinker Duclo as her proxy

- **Vote for a Chairperson**

Alicia asked for nominees for a Chairman of the Board

- Evan Zislis made a motion to nominate Jamie LaRue

Evan asked about term limits for the position. Alicia indicated at this time there were no established limits and this first term would be one year.

- Tinker Duclo second the motion
- Jamie LaRue accepted the nomination
- Alicia asked if there was anyone else who would like to be nominated or considered for the position; no one spoke up.
- A vote was called and the motion carried. Fred Jarman Garfield County abstained from the vote. Jamie LaRue will be the Board Chairman for 2024-2025

***** following the meeting and reviewing the minutes it was decided that as Evan Zislis is not a voting member he should not be making a motion to nominate the Chairperson. There will be a revote at the Q2 meeting in April and a Vice Chairperson will also be assigned.**

- **Approve Minutes**

Alicia thanked Paige Haderlie for bringing to her attention the misspelling of Paige's name in the minutes from September 27, 2023.

Alicia asked if there were any other corrections or comments about the minutes.

With no additional conversation:

- Tommy Klein made a motion to accept the minutes from September 27, 2023
- Dave Reynolds second the motion
- The vote was called and the motion carried
- Paige Haderlie voted against the motion with a request that more detail be given in the minutes especially around the person making specific comments or recommendations in order to track the trajectory as the new board moves forward.

- **Assign meeting dates**

Alicia recommended the following quarterly meeting dates

April 30, 2024

July 30, 2024- this would be the budget planning and discussion meeting

October 29, 2024 – this would be the budget approval meeting

- Michael Langhorne made a motion to accept the proposed meeting dates
- Travis Elliott second the motion
- A vote was called and the motion carried

- **Budget and current financials**

- a. Alicia explained that the Rifle Regional Economic Development Corporation (RREDC) is the fiscal agent for the Colorado River Valley Economic Development Partnership as it holds the 501 c3 nonprofit status.
- b. The CRV Partnership has its own bank account under the management of the RREDC account with Alpine Bank.
- c. Alicia presented the most recent financials December 2023.
- d. RREDC has committed \$30,000 over the course of 2 years (2023 & 2024) to the CRV Partnership. The final \$10,000 of the \$30,000 allotment was deposited in January 2024 and will show on the January financials.
- e. Expenses show a \$15,000 deduction which was for services render per contract agreement between the EDP and On Mountain Time through the end of December 2023. The contract is set to expire January 31, 2024 with a total of \$18,000 committed as contracted services.
- f. Alicia raised the question as to what the \$31.42 expense was for. **It is for purchasing of checks for the CRV Partnership account.**
- g. For approval of Budget and Finances, Alicia suggested that a motion be made to approve the Financials for 2023 with the condition that a description of the \$31.42 expense be sent to the board following the meeting.

- Jeff Layman made the motion
- Paige Haderlie second the motion

A vote was called and the motion carried

- **Proposed 2024 Budget**

- a. Income of \$81,000 made up of the following:
 - Investments- Estimated \$73,000 in funds
Actual \$40,000
Received from municipalities (New Castle, Silt, Rifle, Parachute)
And other boards (including Garfield County Libraries and the RREDC)
that have been received or committed.
 - Grants- Estimated \$10,000 in funds
Actual \$2500 OEDIT grant
 - Paige Haderlie asked about the OEDIT grant. It is actually a credit issued in the form of a reimbursement for expenses applied to some form of development or planning programming.
 - Building Better Places workshop in March 2024 has requested a \$1200 contribution that will come from the grant leaving \$1300 that can be used in the form of planning for the CRV Partnership.

- o Alicia Gresley and Kari Slappey met with Mike Lowe with CoVenture in Carbondale and there seems to be some opportunities to potentially partner with them especially on a Federal level for grants.

Other Income- \$100 estimation of potential interest

- b. Tinker Duclo asked if the investors that make contributions to the RREDC, does that money go the CRV Partnership?

Michael Langhorne explained that investments made in the RREDC do not go to the CRV Partnership. The RREDC investors have the option to either invest in the CRV Partnership, the RREDC or both if they choose. The RREDC did not hire a Director rather looking to the CRV Partnership to hire a Regional Director to lead the economic development for the area. He sees the role of the RREDC and the Chamber of Commerce as “boots on the ground” with staffing to assist the CRV Partnership with various projects. The RREDC still has obligations as the 501c3 to the Farmer’s Market, RAMBO and the CoWork. The CRV Partnership has its own bank account and investors will write their checks to the specific organization they wish to contribute.

- c. Personnel Expenses of \$45,000

This is pending the approval of On Mountain Time’s proposal for contract services for 2024

- d. Operating Expenses of \$27,000

Minimal operating expenses forecasted; Alicia explained that these were place holder expenses to show what it would look like from a budget planning perspective and asked that the board provide direction on the budget and expenses they wish to have.

- e. Fred Jarman requested further discussion with the Board around revenue sourcing and what financial strategic planning looks like for the future of the CRV Partnership.

Discussion-

Fred Jarman- More sustainable funding. Looking inward to the Board and the Partnership members rather than to the community. Should Board members be financially committed to the Partnership at some level in order to be on the Board?

Michael Langhorne- The Partnership is a new idea and originally it was not meant to be a “pay to play” organization because there was the need for the towns and their councils to decide what they wanted for the future. Once decided, then the group can decide if there should be financial contributions and the towns would have the option to evaluate the progress and reinvest a year at a time.

Carolyn Tucker- Workforce does not have any money to give but is invested and here to support the group. She states that it is not her role to tell municipalities how to spend their money but agrees that there

needs to be a discussion on how much money the Partnership will need and what does that look like coming from investments and grants once it “gets its legs under it”

Travis Elliott- Should be strategic for 2025 but it’s ok to say “we are winging it” right now as we knew we needed money to get started and these funds should be adequate for 2024

Paige Haderlie- Would like to explore conversation about Chamber being “boots on the ground”. It makes sense to have the strategic thought and then it gets disseminated. The Chamber already has the membership structure to help recruiting and small businesses.

Evan Zislis- Fred makes important point if planning to go to GarCo in June. Fred doesn’t feel comfortable about the structure specifically: how is money being raised, who’s getting it, how it’s being distributed either within the Partnership efforts or within a regional effort. If Fred doesn’t feel clarity, the Commissioners are going to hear that, Partnership really needs to be working with Fred and Garfield County.

Cole Buerger- March meeting (Building Better Places) will be important meeting emerging with consensus of where the Partnership wants to go and what issues are before trying to mold the organization for funding.

Jaimie LaRue- Structure shouldn’t be the end but the means to the end. Before hiring director and staff, should determine if there are specific deliverables for investment. Step one should be facilitation and seeing if there is something worth doing. If not, the structure will not matter.

Fred Jarman- The Partnership is new and needs to have credibility when it comes to the county for money. If group can show the skin in the game from its partners, it will go a long way. Too loose to approach county at this point. Need strategy for the money that is being requested.

Alicia suggested that the budget approval be tabled to the Q2 meeting.

Evan Zislis asked if a small steering committee be formed to dive further into financials before the Q2 meeting Jeff Layman asked if the committee should wait and meet after the BBP workshop in March. Travis Elliott agreed with the idea.

Action Item- Following the Building Better Places workshop March 6-8 will bring it back to the board to create a finance committee to build structure around budget, membership potential and investment possibilities. Fred Jarman, Jamie LaRue and Patrick Waller are interested in committee

Jeff Layman requested clarification on the \$20,000. It came from a grant RREDC was given and the RREDC board granted \$30,000 to the Partnership. \$20,000 was given in

2023 and the additional \$10,000 was given in January 2024 and will show on the January financials.

- **Program Updates**

- a. Building Better Places Workshop- March 6-8 Hotel Colorado, Glenwood Springs
Asking for Doodle poll- pre workshop discussion and information about food and Lodging
Itinerary to come out soon
Thanks to municipalities for letter of commitment
Community Builders recently featured in the New York Times for the work they did in Silverton, Colorado
Alicia Gresley, Evan Zislis, Carolyn Tucker, Jamie LaRue, Tiffany Pehl, Mistalynn Meyeraan, Cole Buerger, David Hanarahn and Paige Haderlie will be attending.

Alicia mentioned that she had spoken with Clark Anderson the facilitator for the group and founder of Community Builders and he said if there are others who would like to join they could accommodate. Alicia also asked that people fill out the survey that has been sent even if they aren't attending. It will give more insight in to the needs of the group.

- b. Business Profiles and Updates- Forming a landing spot for businesses that want to Learn more about our region.
Confidentiality needs are assessed
 - Family run solar business from Boulder looking at our region. They have recreated in our area for 20 + years. Looking for land, facility and ease of transportation to I-70. Manufacturing.
 - Lift assisted mountain bike park; Alicia thanked City of Rifle, CMC, Town of Parachute, Rifle CoWork,

- c. Media and Website-

Media- Paul Anderson- Aspen Journalism- writing a feature on regionalism and community. Article didn't tell story about what's happening in our region economically. He came down and met with Alicia and stopped by Colorado Drifters, Dave and Matt Vans and unfortunately didn't make Parachute. Happy to see our region working together to build a quality of life. More media interest as this builds in momentum.
Media is the Partnership's accelerator.

Website- Professionally built website is needed. Will be discussed at later date.

Current website www.crvedp.org was built and paid for by Evan Zislis and the Hurst Initiative, Evan has said that he can pass on the domain and administration to the partnership if desired. Funds will need to be assigned to purchase from Hurst and manage the site.

- **Presentation from Habitat for Humanity**

Gail Schwartz- Presenter

Habitat is very interested in partnering with the Partnership

Wapiti Commons just got their first Certificate of Occupancy

Notes from Presentation-

5700 homes short

86% of regional employers have difficulty recruiting and retaining employees

Habitat is about-

Net zero homes

Quality Homes

Community Building

Attainable to buy, Affordable to keep

Building at scale

95% are first time homebuyers

98% are original homebuyers

42% of homeowners are Latino Families

Basalt Vista- 27 homes- won International Habitat Award in 2021

Wapiti Commons- 12 Homes- 8 ADA accessible homes

February 8, 2024 at 3:30 is Dedication

Need for affordable and accessible housing for older/retired adults

The Confluence- 8 Condominiums

New Project- Modular Production Facility and Education Center:

Rifle, Colorado

Located near water treatment facility

50 year ground lease- \$10/year

Groundbreaking- Summer 2024

60,000 sq ft facility for production and education

Goal of producing 100 homes increasing to 200 homes annually

Training and certification for 100+ students per year

Apprenticeships with local industry partners

Meet a range of housing sizes and designs

Enterprise Zone Status

- **Energy Advisory Board and CRVEDP representation**

Oil and Gas industry and CRVEDC should have a partnership

Travis Elliott- recommends getting on their next meeting's agenda to explain the CRVEDP and what it is about.

Evan Zislis- recommends reaching out to other utilities including geothermal in the region

Paige Haderlie volunteered to facilitate meeting with EAB through her brother Brackett Pollard

Fred Jarman- reach out to Kirby for contacts

- **2023 ROI review and Director Contract for 2024**

Alicia thanks group for previous 6 months

Michael Langhorne said that a motion should be made to accept the proposal for the Director Services. The proposal was discussed in emails prior to the meeting in order to get feedback

Alicia's current contract set to expire on January 31, 2024

Evan Zislis asked about formalizing a job description. Also asked if the motion was being made to approve the budget for the position with job description pending

Michael Langhorne agreed but asked who would be writing the job description

Evan Zislis said Alicia would be able to work on the description

Michael Langhorne made a motion that approve funding with caveat that the Board would like to see the written job description

Jeff Layman second the motion

A vote was called and the motion carried

- Fred Jarman would like to have job description before voting.
- Alicia would work on having draft of a job description to email out the next day and referred to it as a “working document”
- Tommy Klein made a statement that a vote had already been taken and approved so was the request for a job description before voting a moot point.
- Evan Zislis stated that the vote was for funding for the position.
- Alicia pointed out that the contract allows a six month review to see if goals are being met
- Jeff Layman said that should be part of the job description
- Michael Langhorne stated that the job description would be for a person taking the position of Director that might not necessarily be Alicia Gresley but another individual.. Instead, Alicia could write a scope of services that she would provide for her 2024 contract.
- Tinker Duclo pointed out that there is a short description of the Director position in the By-laws that was approved in September 2023 that could be expanded.

Evan Zislis asked for recommendations from the room for anyone that should be involved with the Partnership that is not currently involved i.e. hospitals, RFTA, emerging industries, Latino communities.

Carolyn Tucker believes Ag (Agriculture) is a group that should be included. She agrees it is good to identify these groups but feels it is premature to have them included in the meetings until the organization's structure is established.

Paige Haderlie agrees. She asks for the people in the room to send Alicia an email with bullet points of all the crossover they have in the community so areas of weakness can be pin pointed.

• **Final Thoughts**

Evan Zislis- would like the group to dig into the delineation between operationally/practically the difference between the RREDC (Rife Regional Economic Development Corporation). The CRVEDP (Colorado River Valley Economic Development Partnership) and the CRV Chamber (Colorado River Valley Chamber of Commerce) Larry Stewart- feels the Partnership brings the business to the area and the Chamber provides support for the business

Evan Zislis had three umbrellas considering the EDP as-

- Supporting existing businesses
- Building workforce training, pipeline to jobs, professional development
- Emerging Industries

Meeting was adjourned at 12:08 AM by facilitator Alicia Gresley

Next meeting Tuesday April 30, 2024 at 10am location TBD

DRAFT