



1. **CALL TO ORDER and INTRODUCTIONS**–Meeting was called to order at 12:04pm.
 - a. **Staff:** Michelle Haynes (R10 Director), Trish Thibodo (Community Development), Eva Veitch (Community Living Services), Nancy Murphy (Small Business Resource Center), Dan Scinto (Business Loan Fund), Corey Bryndal (Broadband Project Director), Courtney Rodwell (Program & Office Assistant)
 - b. **Board Members:** Kris Holstrom (Chair, San Miguel County), Roland Mason (Past Chair, Gunnison County), Mary Bachran (Town of Paonia), Ben Tisdell (Ouray County), Roger Rash (Montrose County), Dave Frank (City of Montrose), Kristie Borchers (Hinsdale County) Linda Riba (Montrose County) Vince Rogalski (GVTPR), John Clark (Town of Ridgway), Michael Bacani

2. **APPROVAL OF AGENDA**
 - a. Additions: Round Table

Motion to approve agenda: M/S: Dave Frank/Roger Rash as accepted with addition. None opposed.

3. **APPROVAL OF MINUTES for July 28, 2022, Executive Committee Meeting**

Motion to approve: M/S: Dave Frank/Roger Rash as accepted. None opposed.

4. **Business Items:**
 - a. Olathe RISE Construction Contract
 - i. Subcontractor bids are back. Came in higher than expected. Stryker reduced their Contractor's fee. We removed the Walk-in cooler, food truck setups and appliance allowance to get contract down to about 1.2 million in the new final budget. We have \$965,000 set aside and so that leaves us about \$235,000 under budget. We do believe that we will be able to make up those short comings. We do have about \$1.2 million in our operations and we are looking at \$165,000 budget and we are looking at how we can repurpose that from furniture and equipment to construction. We have talked with Montrose County and they are looking at committing about \$100,000 from their budget next year. We have talked to Olathe about waving the permit fees. We have also talked with DOLA about supplemental funding.
 - ii. Asbestos abatement is finished and construction expected to begin soon.

Motion to approve signing of Construction Contract with the \$265,000 short fall.: M/S: Roger Rash/Roland Mason as accepted with addition. None opposed.
 - b. Employee Handbook Approval
 - i. Reviewed in detail at last month's meeting. New additions include: Public Health & Leave, Telecommuting, Cybersecurity, Whistleblower Policy,

Motion to approve Handbook.: M/S: Dave Frank/Linda Riba as accepted with addition. None opposed.
 - c. Audit Engagement Letter Approval
 - i. Scheduled for October 15th to begin.
 - ii. Kris: is there a standard on how often you change your auditor. Michelle: They recommend 3-5 years. We did bid it about 6-8 years ago and every other bid that came in was twice as high. Although we did not change firms last year, we did have a new audit team. We should consider bidding again next year.

Motion to approve audit: M/S: Roger Rash/Dave Frank as accepted with addition. None opposed.

5. **Reports:**
 - a. **Executive Director/Financial Report** – Michelle Haynes
 - i. These are draft year end financials. Of note for the financials:
 1. Broadband assets we are looking at those increasing next year. We are working on a sustainability plan for broadband. Working on our prices and contracts.
 2. SBA TA Grant we did not expend that to draw it down in full, so some was de-obligated, and revenues/expenses are less than budgeted.

3. RSVP Grant is relatively new, and we have faced some challenges with allowable expenses, so is less than budgeted.
 - ii. Received first estimate for this building, we planned on \$600,000 and it came in at about \$700,000. We have not yet had the conversation with them about where some savings on that project would be. WE have borrowed about \$530,000. If this number stays where it is we may be short on that. We should have better numbers next month. We have not paid Stryker for soft costs, if we decide to not move forward we would have to pay those costs.
 - iii. Parking lot at our building is finished and the construction at the neighboring police building is almost finished.
 - iv. 50th Anniversary is scheduled for September 29th. We are working on an invite list and we will have an online RSVP.
- b. **Small Business Resource Center** – Nancy Murphy
- i. SBDC has put together a small business legal aid program.
 1. Limited to small businesses, they can have one meeting a year and they can only talk about a topic once a year.
 - ii. Have the Gunnison Grand Opening on Tuesday Sept 13th at our Gunnison Office.
- c. **Business Loan Fund** – Dan Scinto
- i. **Action Item:** Charge Off Bad Debt for High Desert Mechanical, our policy states that we have to charge it off, we do not have to send it to collections right away.
Motion to approve Loan Charge off Loan #1508 in \$18,342.27: M/S: Ben Tisdell/Jim Gelwicks as accepted.
 None opposed
 - ii. **Action Item:** USDA IRP Discussion
 1. Intermediary Lending Program: utilize for advancing funds in the GAP funding. Real estate acquisition of funds. There are several other BLFs in the region that have utilized this program. It will expand the types of loans that we can offer to small business startups.
 2. Quarterly application process would look at applying for funding in January for the \$400,000.
 3. Program funding can grow to up to \$1 million.**Motion to approve application for IRP: M/S: Ben Tisdell/Roger Rash as accepted.** None opposed
 - iii. Activities & Inquiries: 11 loans are currently in the pipeline to process for \$1.5 million. These are a variety of business in a few areas
 1. Excavating business, car wash, brewery (Montrose), sign company, two hotels, a beauty shop, coffee roaster (Hotchkiss), dog wash business.
 - iv. CDBG: an additional \$430,000 was approved and that helped to close a loan for Smith Fly Designs for \$160,000 which will help ring 12 jobs.
 - v. Additional funding source available to us for startup business: we do have access to about \$430,000 and some of that is grant money for purchasing tools for education. Subgrantee through Region 9
- d. **Community Development** – Trish Thibodo
- i. Roadmap to Recovery: We are inviting public land managers to our next meeting. Inventory of land use and infrastructure needed. We are applying for an OREC grant for that.
 - ii. New state of Colorado Tax Credit through DOLA for rural areas for 35% tax credit for people who contribute to homeless and housing projects.
 - iii. Regional housing data project: working to develop some living data. They will be presenting at the October board meeting.
 - iv. Visitor Information from Data Contractor: Main Street data, tourist data, county and subcounty data. They will be presenting at our Nov/Dec board meeting.
- e. **Community Living Services** – Eva Veitch
- i. Approval for Sole Source for Consumer Directed Care Contract. We have looked at several options to assist with this program—this is the only feasible option we have at this time.
Motion to approve Sole Source to apply for EZCP: M/S: Dave Frank/Ben Tisdell as accepted. None opposed
 - ii. Soft Launch for the consumer directed care program will be Sept 1 beginning in our most rural areas.
 - iii. Survey cards have gone out for the statewide aging survey (on green cards). Some of the links did not work, we have let them know that there are also. A third party survey company sent them out and we have received hundreds of them back.

- iv. Have started community conversations, Gunnison was fruitful, have been to Paonia. Need a contact in Marble & Somerset. Did a zoom with some of our board members and it wasn't bad doing it that way so we could try a zoom for Ridgway. I can also try again to do one in person
 - v. One conversation in Lake City got us a Lake City RAC member.
 - vi. State Unit on Aging onsite audit happened last week and it went really well.
- f. **Broadband – Corey Brynda**
- i. Have had some difficulty accessing the fiber through CDOT on I-70-- DOLA grants were based on being able to access CDOT fiber and as we have gotten farther along in the process it has become more challenging. There are a couple of agreements between CDOT and the private companies is that CDOT can lease to government entities and because we are a nonprofit we are running into some issues. The agreements also say that they cannot be used for commercial use. We are trying to make the case that we are really accessing the fiber for community development more so than for Commercial development.
 - ii. 4 new 100 gig circuits going into Telluride. It gives us some flexibility to lease to a phone company in Telluride
 - iii. New IRUs in Ouray County. They are fiber assignments from a fiber company that we have purchased leases on.
 - iv. Met with Gunnison County and got direction to work on the long-term solutions for redundancy.
 - v. Worked to identify local matching funds to get smaller communities connected through DOLA that are along the routes. We currently have funding to get fiber from Denver to Junction, Junction to Montrose, Gunnison, and then Durango
 - vi. Submitted a letter of intent to the Colorado Broadband Office for 4 separate middle mile projects partnered with local ISPs for last mile access to about 4000 addresses for each project.
- g. **Gunnison Valley Transportation Region Committee – Vince Rogalski**
- i. Wildlife crossings being activated along the highway.
 - ii. Next STAC meeting we will be discussing elections and Vince is up for another term.

6. Round Table;

- a. **Kris Holstrom:** Sunnyside project is not quite done but people are moving into the Tiny House portion. Norwood is in its lottery phase. Tourism Data: Kira Skinner has been hired. Compost and food waste reduction grant through the state is something we are working on. We had Senator Hickenlooper visit the Uncompahgre Clinic and talked about the challenges associated with that: housing, retention and costs. All Points
- b. **Dave Frank:** September 27th there will be a ribbon cutting for the new police facility.
- c. **Roger Rash:** Construction everywhere--the admin building is being remodeled currently, with asbestos abatement finishing up. This will be the new admin building for the clerk. Construction will go out to bid on the old courthouse. Substation in the West End for the sheriff by Hopkins field is in motion. Chipeta and Hwy 550 stop light is a go with a 60/40 split between the County and City on cost, and we are working on the engineering. We have entered budget season and we are reevaluating salaries to help retain our people. Airport is coming together and if you want a tour Roger can get that set up. Looking at completion in Mid-Summer. Like others we are experiencing supply delays, specifically on electronic components.
- d. **Jim Gelwicks:** Gunnison is 90% complete on the Rebuilding Streets of palisade on the northwest corner of the City. Energy efficiency report on all city buildings. We are working with the county and CDOT on an access plan that will complete access areas on Hwy 50 and 135 and combine multi-modal and safety components. We have had several accidents and one fatality. We had interest in our housing at Lazy K along Comichi and Hwy 550 for a total of 55 units, we have sold 7 units and we have the next lottery on 11 units in November. Our City Manager is moving to the County Manager and will be leaving later this fall.
- e. **Roland Mason:** We have had 4 interviews for a new ED for the Gunnison Housing Authority and should be making a decision shortly. Airport is about 90% complete, we anticipated it to be finished beginning of July and we have been experiencing supply chain issues and it should be complete by the end of the year. We did have a record season over the summer over the last 30 years. County has hired a chief financial officer. Sales tax was up about 20% across the county in June and it will be interesting to see what the numbers are for July & August. We have had a lot of rains throughout the summer season and has kept the fire danger low. Blue Mesa reached about 43% full and they have decided to not drain it this year like they did last year. It will go down to about 20% this winter.
- f. **John Clark:** Space to Create project is looking at a move-in date of October 1st and we won't be having the grand opening until spring. Successful Summer Concert Series and the numbers have been down. It is down compared to COVID years but not in comparison to 2019. Enacted a moratorium on some new development while a bunch of projects are in the pipeline that need to be completed.

- g. **Kristie Borchers:** We are working with Gunnison Housing authority on some combined housing situations. We are utilizing some of our contribution project status as an incentive. Soft opening of the HUB, tomorrow, that is a coworking space/business center that businesses or digital nomads can utilize.
 - h. **Michael Bacani:** Gearing up for winter. Purchased free market housing to house government workers and to house essential workers in town. The couple units that we purchased were a couple million. There is no approval on our housing project due to a building issue and that is 22 units for the homestead development for affordable housing.
 - i. **Ben Tisdell:** CDOT Region 5 completed their 28 miles of resurfacing so you can now drive from Ouray into Montrose without major delays. 2 mile of shoulder work around the Cemetery. Paradox Community Trust, rural homes project, in with 14 units complete in Ridgway by December with a similar project in process in Ouray for 20 units with the hope of up to 70 with an updated septic/sewer system. Funding for Community Wildfire Protection plans are coming through the pipeline as the have not been updated in about 10 years. West Region Wildfire Council is helping with those.
7. **Next Meeting:**
- a. Executive Committee Meeting September 29th, 12pm-3pm – Hybrid Option
8. **Meeting adjourned 2:22pm**
- a. **Motion to adjourn: Ben Tisdell/Roger Rash.** None opposed.