



1. **CALL TO ORDER and INTRODUCTIONS**–Meeting was called to order at 12:05pm.
 - a. **Virtual Zoom:** Michelle Haynes (Region 10), Trish Thibodo (Region 10), Dan Scinto (Region 10), Nancy Murphy (Region 10), Eva Veitch (Region 10), Corey Bryndal (Region 10), Courtney Rodwell (Region 10) Vince Rogalski (GVTPR), Roger Rash (Past Chair, Montrose County), Roland Mason (Chair, Gunnison County) Kris Holstrom (Vice Chair, San Miguel), DeLanie Young (Town of Telluride), John Clark (Town of Ridgway), Michael Bacani (Town of Mt. Crested Butte), Les Mergelman (Delta County), Ben Tisdell (Ouray County), Dave Roberts (Town of Lake City), Jim Gelwicks (City of Gunnison), Don Suppes (Delta County), Linda Riba (Montrose County), Barbara Bynum (City of Montrose)
 - b. Guests: Dana Hlavac (DOLA Northwest Regional Representative)
2. **APPROVAL OF AGENDA**
 - a. **Changes/Additions, Some of the Reports have action items and request that we do those with the reports.**
 - i. **BLF – Loan Charge off**
 - ii. **CLS – Grant Application**
 - iii. **CD – EZ Approvals**
 - iv. **BB – Grant Applications****Motion to approve with addition/changes: M/S: Kris Holstrom/Don Suppes as accepted. None opposed.**
3. **APPROVAL OF MINUTES for October 28, 2021 Board Meeting**
 - a. **Strike item 6 under Community Development**
Motion to approve with changes: M/S: Kris Holstrom/Ben Tisdell as accepted. None opposed.
4. **Business Items:**
 - a. **Building Expansion/Remodel:**
 - i. We met with Stryker Construction to discuss a potential remodel and expansion of the current Region 10 office space. We are looking at an addition of a conference room of about 1200 sq ft, remodel of our kitchen space and reception desk. When someone enters the waiting room someone would not be able to access the rest of the building without permission from someone in the office which would increase the safety of those in the office.
 - ii. Remodel and addition has an estimated cost of \$480,000-610,000 Mortgage of \$2800-3800 on the building.
 - iii. Discussion/Questions:
 1. Ben: Is it possible for traffic flow to go straight to the conference room from the entry of the building? We would not have enough office space if we changed the plan.
 2. Don: Keep the HVAC off the roof in the conference room. Is there a way to separate the bathrooms from the remainder of the building to help eliminate distractions for those in the office while the conference room is being used? We thought the same but with the off-set walls we are not sure that it is possible.
 3. Roger: Looks like you are going to give up some parking spaces? We will give up about 4-6 spaces and we have talked about re-stripping our parking lot that will help to add some spaces to our current lot, and we recently had a wall removed that gave us some additional spaces. When we have these meetings we have always relied on downtown parking.
 4. Roland: With the access area to get to the conference room there are some locks that you can have put in that “buzz” people in to prevent them from having to get up and down to let people in the door constantly.
 5. Michelle: Does the cost of this type of addition make sense for this organization?
 - a. John Clark, Kris Holstrom, Ben Tisdell and others voiced in favor. With the additions of staff it makes sense that office spaces are needed.
 6. Looking at adding 5 new positions over the next year with one of them located in this office and the other 4 within our communities.

7. What is the capacity of the added conference room? 38-40 at tables in roundtable, and more if they are classroom style.
8. Roland: As long as we are not exceeding the value of the remodel on the cost of it, it does make sense.
9. Are we required to take this out to RFP? The Executive Committee and Board can make the decision as long as it is sole sourced.
10. Don: With a project like this you may want to look into value engineering of the project.
11. John Clark: We have been incredibly happy with Stryker for the work we have had done.
12. Jim: The addition design, has that been done in consort with Stryker? It is the same designer, Phil Motley and we did ask Stryker to bid the project.

Action Item: Motion to approve pursuing building addition with Stryker and to getting rates for a Mortgage:
M/S: John Clark/Kris Holstrom as accepted. None opposed.

5. Reports:

a. **Executive Director/Financial Report** – Michelle Haynes

- i. Completed our on sight for the audit but have not received any information back. We did ask as they were leaving if there were any concerns and they said not at the time. We are not anticipating any concerns from the audit.
- ii. Draft September financial statements, programs are doing well particularly with the additional grant funding during the year.
- iii. Broadband is showing a year-to-date significant loss primarily because of depreciation. Cash flow is off about \$25,000 due to having the multiple directors in broadband for about 6 months to assist with the transition.

b. **Small Business Resource Center** – Nancy

- i. Final 5 webinars of the year that all happen next week.
- ii. Hiring in a post COVID world
- iii. Two online programs in Jan & Feb
 1. HR & Ensuring Employees
- iv. Employee life cycle: Recruitment to the exiting of an employee
- v. 2022 SBDC Programing for the Olathe Program and regional entrepreneur program.

c. **Business Loan Fund** – Dan Scinto

- i. Closed approximately \$1 million within the calendar year which leveraged about 1.5 million
- ii. Closing out a business grant program for the City of Delta

Action Item: Motion to approve the BLF Loan Committee recommendation charging off LN#1706 with a balance of \$6,392.90. **M/S: Kris Holstrom/John Clark.** None opposed.

d. **Community Development** – Trish Thibodo

- i. Waiting to hear back on the Build Back Better phase 1 application for our coal impacted communities. Should be hearing by mid-December.
- ii. Waiting to hear back from REDI II application for the Kitchen Program within the Olathe Entrepreneur Center.
- iii. Olathe Project Update
 1. USDA Grant that is not yet public however, we are under contract and can begin work.
 2. Working on the lease with Montrose County Housing Authority for that building.
- iv. CEDS that was submitted in September was approved and that is now our guiding document for the region.
- v. **EDA CARES Project Funding**
 1. Workforce Development and Housing were the two topics of focus that came out of our last discussion.
 2. We are meeting with the Western Workforce Center to discuss potential projects.
 3. Doing a housing meta-data assessment is something that we are exploring if possible.
 4. Do two summits early Spring and early Summer: Bring in community teams developing plans for growing our entrepreneurial ecosystem.
 5. Looking at a possible Outdoor Recreation Summit as well
 6. We currently have our data-dashboards and we are looking at a contract with the company for an analysis about what all this data means.

7. Discussion:

- a. WE are learning that the housing conversation is complex and not necessarily a one-size-fits all for communities on the Western Slope.
- b. There are different facets of housing; workforce, senior, affordable, manufactured, tiny homes, etc.
- c. Housing and commuting assessment. Focus on the idea that workers are commuting and how, where from/to. Where are the workforce transit HUBs?

vi. Enterprise Zone:

1. New projects: ONE Delta County, Town of Ridgway Concert Series, Region 10 SBRC

Action Item: Motion to approve Applications for Enterprise Zone Projects.

M/S: Don Suppes/Kris Holstrom. None opposed. John Clark recused himself because of his association with the Town of Ridgway.

e. **Community Living Services** – Eva Veitch

- i. Request to apply for Senate Bill 290 funding for housing. We are working with CASA with a plan to build supportive housing to house older adults that are at risk of homelessness and youth that are aging out of the foster care system. There will be a community center for each of the communities. Phase 1 would be for 15 units for each older adults and youth. Phase 2 would add an additional 15 units per each. Project is estimated at \$5.5 million. Senate Bill 290 is only available to the state AAA and my goal is to apply for \$1.5 million. However, I would like to leave the amount open for approval in case there is leftover funding that we can apply for again.

Action Item: Motion to approve grant application in support of the CLS housing project with CASA.

M/S: Jim Gelwicks/Kris Holstrom. None opposed.

- ii. Struggling with the Senior Community meals throughout the region. We do not have anyone hired for the Nucla/Naturita area, but we do still have the drop ship meals there. In the remainder of our community meals programs, we did lose 3 cooks due to vaccine mandates. The programs are still doing grab-and-go hot meals. Seniors that are grabbing them can still grab them and go to the community center to congregate as they would like.
- iii. Shepherd's Hands meals program is going well. With that at the end of October we started delivering "Blizzard Boxes" that are 3-5 days of non-perishable foods and they go to each of the participants on the home-delivered routes in the case that we are not able to reach them due to weather.
- iv. Open enrollment for Medicare ends next week, and our SHIP counselors have been overwhelmed.
- v. Habitat, Region 10, and Health & Human Services were able to help out a woman with her living conditions. Her physician mentioned to her that her health kept declining and that something needed to change so they reached out to us and we were able to make a difference. (Photos in Report)

f. **Broadband** – Corey Bryndal

- i. DOLA application for Lake City has been submitted. Hoping to get the project off in the Spring.
- ii. Ouray County meeting with the OCPH Line and the paperwork is mostly in place there for the CNL. We do have some interested partners that would like to be able to use that line right away.
- iii. Gunnison County we have a 32-mile fiber line project that we will apply for additional funding to build the connection.
- iv. Engaging with Southwest COGS to establish connections in the Southern communities. We would like to see a ring of connected communities that has some redundancy so that if Denver or Durango goes down, we do not have a loss of service throughout our communities.
- v. **Broadband Review/Grant:**

1. **EDA-Gunnison/Crested Butte**

Action Item: Motion to approve EDA Grant Application to connect Gunnison/Crested Butte.

M/S: Jim Gelwicks/Ben Tisdell. None opposed.

2. **DOLA-West Colorado Middle Mile** – Make the line that we started along I-70, extend connection in Nucla down to Durango/Cortez and southwest Colorado to create the redundancy. Estimated grant request of \$4-4.5 million from the state stimulus money. We think that this will meet the states goals. We will go into that with a request for no match, the money needs to be spent by June

Action Item: Motion to approve DOLA Grant Application for West Colorado Middle Mile connection. **M/S: Ben Tisdell/Kris Holstrom.** None opposed.

- g. **Gunnison Valley Transportation Region Committee** – Michell for Vince Rogalski
 - i. Have been meeting with GVTPR and are talking about years 3 and 4. We are working on the next 4 years. If you have projects, right now is a good time to attend the TPR meetings.
 - ii. MMOF anticipating \$1-2 million per year from this funding source.

Action Item: Motion to approve Reports: **M/S: Jim Gelwicks/Kris Holstrom** as accepted. None opposed.

6. **DOLA Update – Dana Hlavac**

- a. Next Tuesday, Dec 7, 2021, is the Energy Impact Hearings
- b. Housing grants applications ends next week.

7. **Roundtable Discussion**

a. **Ouray County:**

- i. **Ben Tisdell:** There were a lot of transitions in November with the elections, new Mayor and two new City Council members. We have a new county attorney. We are kicking off a recreational master planning session.

b. **San Miguel County:**

- i. **Kris Holstrom (San Miguel County):** Norwood housing project and the trustees will have a vote on the preliminary plat. WEEDC put in an application for a collaborative water grant. Affordable housing zone is in process. Dedicated our new Sherriff's annex in Norwood. Interviewing for an assistant county manager. Telluride Ski Area does open tomorrow even despite the lack of snow.
- ii. **DeLanie Young:** Assigned new council members. Recruiter for a Town Manager. Underway on 3 housing projects, one is in building stage, in the design phase for 2 other projects. Community strife about STR regulations and whether they are affecting housing and communities.

c. **Montrose County:**

- i. **Barbara Bynum:** Sales tax collection up. Work continues on the downtown police building. Planning some holiday of events including the parade of lights this weekend.

d. **Gunnison County:**

- i. **Jim Gelwicks (City of Gunnison):** Election did not adopt sales tax for streets and fire. Council stayed the same because everyone was re-elected.
- ii. **Michael Bacani (Mt Crested Butte):** Ski area opened in Mt Crested Butte with one run. Having some difficulties with the Homestead Housing project that is providing 26 units. Long-term rental restrictions have been removed by the Town Council for the time being to rent to employees or that are employed within Gunnison County.
- iii. **Roland Mason (Gunnison County):** Just returned from the Colorado Counties Incorporated meeting. Gunnison County applied for a MMOF trail that would connect Crested Butte to CB South. Working with CDOT on an area on Hwy 135 right outside of Crested Butte to work on the engineering of that area as there may be affordable housing going in there. Two potential housing projects. Identified a section of property near the fairgrounds that we are trying to figure out how we can get housing up quickly (looking at the pre-manufactured build there). Another 180 units we are looking at putting in at the Whetstone area. Airport project, as far as, capital improvements have been approved.

8. **Next Meetings:**

- a. Gunnison Valley Transportation Planning Region: January 6, 2022, 10:00a.m. VIRTUAL ONLY
- b. Executive Committee Meeting: January 27, 2022, Noon-3p.m.
- c. BLF Committee Meeting: February 24, 2022, 10-11a.m.
- d. Board of Directors Meeting: February 24, 2022, Noon-3p.m.

9. **Adjournment**

Meeting adjourned at: 2:50pm