



1. Roger can Chair meeting up until about 2pm and then Kris can Chair.
2. **CALL TO ORDER and INTRODUCTIONS**–Meeting was called to order at 12:03 p.m.

<b>Board Members</b>	<b>Ouray County</b>
<b>Delta County</b>	John Clark – Town of Ridgway
Larry Wilkening –Town of Hotchkiss Mayor	Jake Niece – Ouray County BOCC
Mary Hockenbery – Town of Hotchkiss	<b>San Miguel County</b>
Elyse Casselberry – City of Delta	Kris Holstrom - San Miguel County BOCC
Don Suppes – Delta County	Sheamus Croke – San Miguel County
<b>Gunnison County</b>	
Roland Mason – Gunnison County BOCC	
Jim Gelwicks – City of Gunnison Mayor	<b>Region 10 Staff</b>
Michael Bacani – Mt. Crested Butte Council	Michelle Haynes
Vince Rogalski – Gunnison Valley Transportation Planning Region	Corey Bryndal
Jim Schmidt – Crested Butte Mayor	Joe Walker
<b>Hinsdale County</b>	Trish Thibodo
Kristine Borchers – Hinsdale County BOCC	Courtney Rodwell
Dave Roberts – Town Trustee Lake City	
<b>Montrose County</b>	
Barbara Bynum – Montrose City Council	
Roger Rash – Montrose County BOCC	<b>Guests</b>
Linda Riba – Montrose County	Andy Hill - DOLA

3. **APPROVAL OF AGENDA**

Motion to approve: M/S: Kris Holstrom/Kristie Borchers as accepted. None opposed.

4. **APPROVAL and RATIFICATION OF MINUTES for May 20, 2021 Board Meeting**

Motion to approve: M/S: Jim G /Roland Mason as accepted. None opposed.

5. **Business Items**

a. **DOLA Presentation/Discussion: Andy Hill, Director, Community Development Office**

- i. Seen different stimulus plans come through over the years and this one is different from any that we have seen. Want to talk a bit about the programs that we are envisioning, and we have a short amount of time to put them together.
- ii. HB1271
  1. Innovative affordable housing that focuses on land use.
  2. Incentivizing municipalities and counties to remove land use regulator (zoning) and development review process barriers and add local incentives to develop.
  3. Creates 3 separate programs
    - a. **Incentive Grant Program for Housing Development** - \$37.7 million to grant.
      - i. Envisioning between \$500,000 to \$1 Million grants.
      - ii. Flexible program – say you have an affordable housing project in the pipeline, Infrastructure, tap fees, neighborhood or site amenities or other investments.

- iii. Adopt 3 qualifying strategies, that are in the menu, between now and when applications open (anticipated for Sept 2022). That date should give communities time to adopt qualifying strategies.
      - iv. Funding will need to be expended by the end of June 2024.
    - b. Planning Grant Program - \$6.8 Million
      - i. Fund the qualifying strategies
        - 1. Housing analysis
        - 2. Create a Use by Right
      - ii. Launches Summer 2021
        - 1. If you think that 2 months is not enough let Andy know
    - c. Housing Toolkit – Training & Technical Assistance program.
      - i. In early development. Making connections with communities to look at what sites are available and working with developers to.
      - ii. Intensive Tech Assistance
        - 1. Work with a group
        - 2. Produce an action plan.
- 4. Questions, Concerns, Input
  - a. **Kris Holstrom:** Have examples for towns and counties to look at. Particularly for those who may be new to this.
    - i. There are a lot of communities that are thinking about
    - ii. Looking at reducing parking minimums for affordable housing
    - iii. Communities for looking at Land Use
    - iv. Incentive money can be used to buy land.
    - v. A bank of innovative ideas:
      - 1. Sleeping rooms (medium room housing)
      - 2. Converting hotels to temporary housing or permanent housing.
  - b. **Jim Gelwicks:** In addition to the building, I mentioned earlier, we are in the planning stage for an additional 60-to-80-unit project on town owned land. We hope to break ground in 2022 and could use planning funds asap.
    - i. In one section of town, we have pinch points in the sewer system that need to be redesigned. Would the project of the sewer infrastructure be eligible?
    - ii. 23 acres in the Western Area of town, has a \$3-4 Million infrastructure cost on it and it has the ability for 30 units and if it were developed it would not be possible to make it affordable housing.
  - c. **John Clark:** Rights of way the Town owns and have not yet been developed.
    - i. You would like to use the incentive grant money to pay for the streets so that the developer does not have to incorporate that into their costs.
  - d. **Kristi Borchers:** Flexible partnership project. We would be entering into a 100-year lease. Is that an appropriate project as the land would remain federal. Also received a TA grant to fund that piece.
    - i. Might have to talk through more of that with you and the team.
    - ii. The bill did leave it open for us to negotiate what long term housing looked like.
    - iii. What would the money be going towards?
      - 1. Any of the options related to. We cannot buy the land but infrastructure.
  - e. **Roger Rash:** How is this going to work with our Housing Authorities?
    - i. Can they do this work with the assistance with the county?
      - 1. That is our hope! What do you have in the pipeline, that you could use funding for around end of 2022 beginning of 2023?
      - 2. Add the nice façade, add the park or playground.
      - 3. Maybe if you bought down some of the developers cost then maybe they could add more units.
  - f. **Jake Niece:** Would it be possible for a county & municipality to submit a joint application. And potentially at \$500,000-\$1 million to be combined for a larger grant amount?
- iii. Colorado Main Street Program:
  - 1. \$7 million to help Municipalities/Counties/COGs
    - a. Energy/HVAC improvements, long term energy efficiency
    - b. We want to show that any time a community spends money in their downtown it creates a ripple effect.

- c. Eligible Entities:
  - i. Partner with whomever makes sense.
  - ii. Awarded community would sub grant to small business owners to do the work.
- d. Applications posted around July 1, 2021, with rolling cycles for awards and the first award decisions slated for mid-August.
- e. Eligible Expenses:
  - i. Engineering of façade improvements
  - ii. Cannot fund removal/replacement of historical elements.
  - iii. Energy Efficiency – windows, doors, HVAC
- f. How it works:
  - i. Reach out to business to see what projects they may have, get a quote for the projects, bundle them, and apply.
  - ii. Advance the funding to government, and then gov. advance to business owners.
- g. Requirements:
  - i. Need before and after pictures.
- h. Questions:
  - i. **Kris Holstrom:** What is the match?
    - 1. 20% but we are trying to write them loose. You can decide if the match is from the local gov., business owner, organization.
  - ii. **Jim Gelwicks:** We have a nonprofit on Main Street that also has sales subject to sales tax.
    - 1. We are not funding museums but if you have a np that has sales then they do meet the requirement if they have history of sales to help demonstrate that.
  - iii. **Michelle:** Are we required to have contractors on board early?
    - 1. No. Some communities are interested in managing the projects from top to bottom but for other communities it may be better for the business owners to hire out the contractor.
  - iv. **Kris Holstrom:** Is there an opportunity to save back some of that money for communities who are not prepared by Aug 15?
    - 1. Follow-up question would be how long you as a community need to spend the money?
    - 2. Sept/Oct might be more realistic to be ready to apply.
  - v. **Jim Gelwicks:** Our building season is April-October, especially for building projects. So that would be problem for the timing to get the money spent. I am less worried about getting the project done than I am about getting the projects bundled or identified. More worried about getting the application done than getting the project done.
    - 1. **Michelle:** Is this something that you would want Region 10 to get involved in and get a Regional Grant and then maybe Region 10 handles getting the businesses the sub grants. Would a regional application compete with a community grant?
      - a. Not necessarily. We will be conservative with the funding that we fund because we do not want to get money back.
  - vi. **Sheamus Croke:** The current cost/demand of contractors (very high in our region) is something to consider with the timeline. If the trend continues, there might need to more time given for completion.
  - vii. **Kris Holstrom:** By 'spent' do you mean money to the businesses or money to the contractors for payment for work done?
    - 1. Spent means that the work must be done by the end of the day June 30, 2022.
  - viii. Lake City & Hinsdale County will apply individually.
  - ix. Montrose will be applying.

b. **Budget Fiscal Year 2021-2022**

- i. We have had the addition of some revenues:
  - 1. AAA increased by close to \$1 million, a lot of it related to COVID.
  - 2. SBRC increased from \$130,000-\$230,000 believe it was partly due to CARES.

3. \$42,000 in the SBDC that is expended by Sept.
4. In Broadband, we did budget for some significant increases in revenues, close to double.
5. Did budget for our dues to be relatively flat.
  - a. They were increased 10% two years ago.
  - b. Right now they are at about \$140,000 and we are thinking that they will need to be closer to \$200,000
  - c. We did not increase them last year due to COVID but we would like to have a discussion towards the end of the year.
6. RSVP – Retired Seniors Volunteer Program
- ii. Expenses:
  1. Largest increase is in salaries and contracted services.
  2. Broadband salaries increasing with the crossover between Corey & Virgil's time and also an increase in salary built in with the DOLA grant.
  3. SBA TA large portion of contracted services.
  4. Anticipating higher operations and service costs in the Broadband network.
  5. Travel, we will be reimbursing travel due to the RSVP, and within the SBRC. We are anxious to get back out in our communities.
- iii. All programs budgeted at a positive margin without depreciation included.

**Motion to approve Budget FY 2021/22: M/S: Jim Gelwicks/Kris Holstrom accepted.** None opposed.

c. **AAA Budget FY 2021-2022**

- i. Raise in salaries is because of the addition of the RSVP Program.
- ii. We are looking for innovative meal programs and services. It would be helpful if we could move it out of part C to a more flexible pot of money. Meaning that we have meal programs that do not necessarily meet nutritional requirements but provides a significant number of meals to the seniors. For example, what we are providing through Shepherd's Hand.
- iii. Of the \$2.2 million dollars of Contracted Services almost \$2 million goes to services that provide benefits back into the community.
- iv. Discussion about seeing if we could help fund Food Banks, however, funding a food bank through AAA is difficult because we cannot show that they are funding primarily seniors. Also, when we do provide equipment, it is property of the AAA rather than the organization.

**Motion to approve AAA Budget FY 2021/22: M/S: Jim Gelwicks/Don Suppes accepted.** None opposed.

6. **Reports:**

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

- i. Went over most of it in the budget.
- ii. We decided not to bid out our auditor this year.
  1. Price went up from \$10,000 to just under \$15,000.
  2. Something we will want to keep in mind for next year.
    - a. Asked if the Board wanted us to consider other bids and there were no comments.

b. **Business Loan Fund** – Michelle for Dan Scinto

- i. **Activity:** Closed 7 loans in May for \$160,000
- ii. Other than COVID period this is close to a record month for loan closings.
- iii. Loans for business looking to expand is the main source of inquiries.
  1. Some of these are loans for companies that are continuing their expansion. Companies that have previously taken a loan out with us and are now continuing to expand.
  2. Outdoor recreation manufacturing. Seeing a supply chain connect regionally. Having Gyser do supplies for Adrenaline Vans.
  3. Restaurants and food: start-up, they are risky, but we continue to see interest in that
- iv. Out of our 7 new loans 4 of them were SBA microlending.
- v. Loans are pending on the funding from SBA VI

c. **Small Business Resource Center** – Michelle for Nancy Murphy

- i. Online workshops, 5 of the monthly, we are continuing to see a lot of interest in these, and we are looking at continuing with those beyond COVID as the participation we are seeing continues.

d. **Community Development** – Trish Thibodo

- i. 3 Projects currently
  1. Road map to Recovery, a planning grant: Was awarded/approved. Region 10 is the lead in partnership with Region 9.
  2. Waiting to hear on the REDI Grant apps.

3. REDS meeting was successful, and we had some really engaging conversations.
  - a. Conversations about housing, workforce development and growing our own workforce.
  - b. Our next steps are to develop strategies and actions for our CEDS with weekly Strategy meetings.
  - c. Goal is to present our rough representation of that at the August Board Meeting.
  - d. **Kris:** What you found out from the SWOT Analysis was helpful to our communities.
- e. **Community Living Services** – Joe Walker for Eva Veitch
  - i. The grab-and-go model for Senior Community meals is working well in all locations.
  - ii. The Shepherd’s Hand location in Montrose will begin meals in early July.
  - iii. Holding orientations for the new volunteers within the next 4 weeks.
  - iv. Have some advertisements to get more volunteers in Delta.
  - v. Ombudsman program: There are guidelines for fully vaccinated staff and residents and for not fully vaccinated residents and staff. They are being treated as two separate groups. The CDPHE does not require fully vaccinated to wear a mask in the facility and but the Federal guidelines do and so the facilities default to the higher restrictions especially if they are federally funded.
  - vi. Onboarded 10 new volunteers in the last week and have 2 more today.
  - vii. Onboarded a new SHIP counselor and that will put us at 5 counselors, she is currently shadowing the other counselors.
  - viii. Contract with Colorado Legal Services is going well and their virtual law series has been well received.
- f. **Regional Broadband** – Corey Bryndal for Virgil Turner
  - i. Opportunities to expand Grand Junction to Glenwood Springs
    1. As soon as the communities along that line heard that we got involved they were interested in getting connected to that line.
    2. It will be the first time that we will be working with communities outside our region.
  - ii. Working on the Gunnison/CB route. Working with the Colorado Hospital Association to get past some funding roadblocks.
  - iii. Talked about the operational side of Broadband and involving Karla Distel in the billing, etc.
  - iv. Met with ISSA and CB south POA
  - v. Mike Lee touring through Gunnison and visiting the CNL
  - vi. Met with Mammoth Networks
  - vii. Met with Lumen
- g. **Gunnison Valley Transportation Region Committee** - Vince Rogalski
  - i. US50 Little Blue is going well.
    1. On Memorial Day Weekend, they opened an additional day, and they will be doing the same for 4<sup>th</sup> of July weekend. As of noon, on Friday July 2<sup>nd</sup>, it will be open until Tuesday July 6<sup>th</sup>.
  - ii. Permanent Funding for Sustainability of the Transportation System (SB 21-260)
    1. A report on what kind of money each municipality will receive over the next 10 years.
  - iii. Billy Creek:
    1. Unclear as to how we were going to get \$30 Million into Region 5.
  - iv. Multi Modal fund is part of the bill as well with another \$85 Million. Regions want to talk about that.

**Motion to approve Reports: M/S: Kris Holstrom/Kristi Borchers as accepted.** None opposed.

## 7. Roundtable Discussion

### a. Montrose County

- i. **Roger Rash – Montrose County:** Grant Award to the school district on the West End to build the new school in the Nucla Naturita Area for a k-12. Airport expansion is a go and we will send RFP out for that. If the bids are low enough then we will do both expansions. Asked Ken Norris to step down as County Manager to be hired as Facilities Manager in order to better utilize his engineering skills with all the construction projects that we have slated. Jon Waschbusch did apply as County Manager, and we do anticipate the board accepting his application for County Manager.
- ii. **Barbara Bynum** – New Water tank on Sunset Mesa. Sales tax revenue up over last year. A bunch of street projects going on including our police building expansion in downtown. We do have 4<sup>th</sup> of July festivities planned, a parade and fireworks.

### b. Delta County

- i. **Don Suppes - Delta County:** Courthouse reconstruction happening currently. Trying to fit the needs of the future.

- c. **Hinsdale County**
    - i. **Kristi Borchers – Hinsdale County:** San Juan Solstice planned. Cut the ribbon on our Peninsula. Excited that DOLA granted. Hinsdale County did go into Stage 1 Fire Restrictions
    - ii. **Dave Roberts – Lake City:** Searching for a new Town Manager and we didn't find a great match. Currently, we have hired an interim Town Manager from our Town employees.
  - d. **Gunnison County**
    - i. **Michael Bacani – Mt. Crested Butte:** Met as a council last week and decided to not impose limits on Short-Term rental units. Town is getting rather busy. We have seen a shift in marketing ads for "How to Be a Responsible Tourist" more than come visit.
    - ii. **Jim Schmidt – Crested Butte:** Our big problem is employees. A lot of restaurants are choosing to be closed 2 nights a week. They have not seemed to coordinate on that and about 11 of them are closed on Tuesdays. Up 54% in Sales Tax of 2020 and 25% from 2019.
    - iii. **Jim Gelwicks – City of Gunnison:** Same restaurant situation with dealing with lack of employees so they are operating on reduced hours. We are coming up on our busiest period. It looks like July will hold as our busiest month. Full 4<sup>th</sup> of July and added in a return celebration to whatever the new normal is, with Fireworks in the evening. Added on the new Pocket Park named IOOF and work is proceeding on a reasonable schedule with usability slated for some time in July. Received grants necessary to rework the intersection in front of the library. Awarded the Grant from DOLA and will buy solar panels for a new parking structure at the Airport which will increase the energy efficiency. Working on setting up the Art District and will soon be accepting applications.
  - e. **San Miguel**
    - i. **Kris Holstrom – San Miguel County:** Same issues as many with housing. Some businesses are closing hours due to employee concerns. Town of Telluride did decide months back to cancel 4<sup>th</sup> of July events. We did offer a position to a new Emergency Manager and she had to turn us down due to lack of housing.
8. Next Executive Committee Meeting on July 22<sup>nd</sup> is a hybrid (in-person and virtual) meeting.

**Motion to Adjourn: M/S: Kristie Borchers/Kris Holstrom. None opposed.**  
**Meeting adjourned at: 2:46 PM**