



1. **CALL TO ORDER and INTRODUCTIONS**–Meeting was called to order at 12:05 pm.
 - a. **Staff:** Michelle Haynes (R10 Director), Nancy Murphy (SBRC Director), Corey Bryndal (Broadband Director), Brian Bowler (AAA Director), Courtney Tribble (Community Development), Aris Freeborn (Executive & Finance Assistant)
 - b. **Additional Staff** (For introductions only): Rachel King (SBDC & BLF Programs Assistant), Adriana Chavira (Business Cultivator Manager), Kerry Brickly (Senior Volunteer Programs Manager), Elisa Blair (Admin Assistant and AAA Programs Assistant), Claudette Nicolas (Ombudsman), Cecila Cain (AAA Programs Assistant), Milca Espinosa (Senior Volunteer Programs Coordinator),
 - c. **In-Person Board Members:** Mayor Dave Frank (City of Montrose), Sue Hansen (Montrose County), Mayor Greg Hart (Cedaredge), Commissioner Greg Levine (Hinsdale County), Mayor John Clark (Town of Ridgway, Past Chair), Commissioner Michelle Nauer (Ouray County, Treasurer), Commissioner Mike Lane (Delta County), Vince Rogalski (GVTPR Chair)
 - d. **Remote Board Members:** Mayor Dave Roberts (Town of Lake City), Commissioner Jonathan Houck (Gunnison County), Commissioner Lance Warning (San Miguel County), Mayor Paige Smith (Town of Paonia)

2. APPROVAL OF AGENDA ITEMS

- a. Two additional Enterprise Zone projects (Grand Mesa Arts and Wright Opera House) were added to the agenda.

ACTION ITEM: Motion to approve Agenda M/S John Clark/Sue Hansen, as accepted. None opposed. Motion passed unanimously.

3. APPROVAL OF MINUTES for October 2025, Executive Committee Meeting

ACTION ITEM: Motion to approve Minutes: M/S: Michelle Nauer/Sue Hansen, as accepted. None opposed. Motion passed unanimously.

4. New Business

a. Bylaws Amendments

- a. Background and Need for Amendments
 1. Michelle Haynes explained that Region 10 is required to update its bylaws to support an application for Community-Based Development Organization (CBDO) status.
 2. CBDO designation is necessary to continue revolving Community Development Block Grant (CDBG) funds through the Business Loan Fund.
 3. Additional amendments were recommended to modernize governance language, improve equity, and reflect current operational practices.
- b. Article IV – Board of Directors
 1. Replaced “minority groups” with “underrepresented groups.”
 2. Clarified inclusion of seniors and low- to moderate-income population.
 3. Updated language aligns with federal CBDO requirements.
- c. Article V – Officers
 1. Added authority for the Board to remove a director by majority vote in cases where ongoing issues exist.
 2. Removed the requirement to bond the Treasurer, noting directors & officers insurance coverage and bonding of finance staff.
 3. Clarified that secretarial duties may be assigned to staff, rather than appointing a staff member to the officer position of Secretary.
- d. Article VI – Executive Committee of the Board of Directors
 1. Revised composition language to allow “two or more” governmental representatives rather than a fixed limit.
 2. Provides increased flexibility to reflect Region 10’s public entity status.
 3. Allows for broader county and municipal participation.

- e. Article VII – Meetings
 1. Reduced the minimum number of Executive Committee meetings from monthly to quarterly.
 2. Clarified that additional meetings may be called as needed.
 3. Reduced administrative burden while preserving oversight.
- f. Article VIII – Finances, Budgets, Contracts and Funds
 1. Updated disbursement language to reflect current Board approved authorization thresholds: Executive Director can sign disbursements up to \$10,000 and anything above this amount requires a second signature.
 2. Recommended by the board to strike Gifts and Grants due to not being relevant.
 3. Removed outdated signature requirements.
- g. Article IX – Staff
 1. Clarified that Executive Director evaluations are conducted by officers serving as the Personnel Committee.
- h. Article X – Business Loan Fund
 1. Transferred appointment authority from individual counties to the Executive Committee.
 2. Rationale included: Improved equity for municipalities, increased committee consistency, reduced administrative delays, and improved quorum reliability.
 3. Updated committee composition to one person with background in business and other representation as the Executive Committee determines appropriate.
- i. Article XI – Gunnison Valley Transportation Planning Region (GVTPR)
 1. Updated language to include public transit entities as voting members.
 2. Removed outdated language that allowed compensation of the TPR Chair to align with new grant guidelines. Staff will assume ongoing administrative duties.

ACTION ITEM: Motion to approve: M/S: John Clark/Michelle Nauer, as accepted. None opposed. Motion passed unanimously.

- b. Community-Based Development Organization (CBDO) Application
 - a. The Board reviewed a resolution authorizing submission of the CBDO application prior to December 1st.
 - b. Benefits include continued Business Loan Fund operations and long-term economic development sustainability.

ACTION ITEM: Motion to approve: M/S: Sue Hansen/John Clark, as accepted. None opposed. Motion passed unanimously.

- c. DOLA Grant Application Approvals
 - a. Broadband Technical Assistance Grant – up to \$160,000 to support continued implementation and interim coverage.
 - b. Mini Grant Program – up to \$100,000 over two years. Submitted as secondary priority due to funding competitiveness.

ACTION ITEM: Motion to approve: M/S: John Clark/Michelle Nauer, as accepted. None opposed. Motion passed unanimously.

5. REPORTS:

a. ED/Financial Reports | Michelle Haynes

- a. Financial Report
 1. Quarterly Financial Reports.
 2. Higher-than-budgeted equipment expenses due to broadband and Cultivator needs, which have potential for reimbursement through broadband grants and U.S. Department of Agriculture (USDA).
 3. Regional Grant Navigator funding will not be renewed after January 2026.
 4. Overall, financial condition remains stable.
 5. In the upcoming year we will be exploring expanded revenue diversification.
- b. Employee Benefits Update
 1. An update was provided regarding a planned transition from Aetna to the Colorado Employer Benefits Trust (CEBT).

2. The change is intended to reduce dependent coverage costs, stabilize premiums, and enhance long-term sustainability. No Board action was required.
- c. Employee Annual Conversations
 1. In lieu of traditional annual performance reviews, Region 10 conducts annual conversations.
 2. These conversations are designed to support employee engagement, clarify expectations, and align individual goals with organizational priorities.
- d. OEDIT CHIPS (Creating Helpful Incentives to Produce Semiconductors) Grant
 1. We have received one proposal from Triple Point for the CHIPS market study.
 2. The grant provides \$50k in funding to conduct a regional study on supply chain possibilities available for CHIPS.
- e. Community Development /Enterprise Zone
 1. Enterprise Zone boundary revisions are under evaluation due to census and eligibility updates.
 2. We are working on grandfathering existing businesses that can prove that the Enterprise Zone has impacted plans for expansion.
 3. A Comprehensive Economic Development Strategy (CEDs) update is planned for 2026, including public engagement.
 4. Enterprise Zone projects presented for approval:
 - a. Montrose Recreation Center Trails Project
 - b. Grand Mesa Arts (renewal)
 - c. Wright Opera House (expiring)

ACTION ITEM: Motion to approve: M/S: John Clark/Greg Levine, as accepted. None opposed. Motion passed unanimously.

- b. **Small Business Resource Center | Nancy Murphy**
 - a. Business Loan Fund
 1. Loan pipeline estimated at approximately \$1.2 million over the next six months.
 2. Two loans totaling \$190,000 expected to close in December.
 - b. SBDC/Business Cultivator
 1. The Cultivator facility continues to operate at capacity.
 2. A new food truck pilot program launched, expanding training, and testing opportunities.
 3. Media coverage has increased regional visibility.
- c. **Community Living Services | Brian Bowler**
 - a. Nutrition service providers face staffing and regulatory challenges.
 - b. New grant funding and donations received to support senior services.
 - c. Increased demand for Medicare and benefits counseling services.
 - d. Continued focus on revenue diversification and workforce stability.
- d. **Broadband | Corey Bryndal**
 - a. Activation of fiber network segments between Denver, Grand Junction, and Montrose underway.
 - b. Partnerships established with higher education and research institutions.
 - c. Expanded network services are expected to be operational in Region 10's core service area by early 2026.
 - d. Anticipated increase in broadband-generated revenue.
- e. **GVTPR - Gunnison Valley Transportation Planning Region Committee | Vince Rogalski**
 - a. Representatives discussed continued pressure on housing markets driven by tourism and second-home ownership.
 - b. Workforce housing initiatives remain a top priority, including partnerships between local governments, employers, and housing authorities.
 - c. Transportation and transit coordination were identified as important tools to support workforce mobility across jurisdictions.

ACTION ITEM: Motion to approve Reports; M/S: John Clark/Michelle Nauer, as accepted. None opposed. Motion passed unanimously.

6. ROUNDTABLE

- a. Delta County and Municipalities
 - a. Representatives from Delta County and surrounding municipalities reported continued focus on:
 - 1. Workforce and affordable housing development, including preliminary planning for infill and mixed-use projects.
 - 2. Infrastructure upgrades related to water and wastewater capacity to support future growth.
 - b. Economic development efforts remain centered on small business support, downtown revitalization, and tourism-related activity.
 - c. County officials noted the importance of Region 10's Business Loan Fund and Enterprise Zone incentives in supporting local investment.
- b. Montrose County and Municipalities
 - a. Montrose representatives highlighted ongoing investments in recreational infrastructure and quality-of-life amenities, including trail development and community facilities.
 - b. Workforce availability and housing affordability continue to present challenges for employers, particularly in healthcare, education, and service industries.
 - c. Infrastructure expansion and maintenance, including transportation corridors and utilities, remain a priority to accommodate population and economic growth.
- c. Ouray County and Municipalities
 - a. Officials noted strong but highly seasonal tourism activity and its impact on local services, housing availability, and workforce retention.
 - b. Communities continue to balance economic vitality with preservation of community character and environmental resources.
 - c. Housing constraints remain significant due to limited developable land and infrastructure capacity.
- d. San Miguel County and Municipalities
 - a. Representatives discussed continued pressure on housing markets driven by tourism and second-home ownership.
 - b. Workforce housing initiatives remain a top priority, including partnerships between local governments, employers, and housing authorities.
 - c. Transportation and transit coordination were identified as important tools to support workforce mobility across jurisdictions.

7. ADJOURNMENT

- a. The meeting was adjourned at 1:51 p.m.

Approved by the Board of Directors on the 22nd day of January 2026