



MINUTES
AGNC BOARD OF DIRECTORS & MEMBER MEETING
July 17, 2024
9:00 am to 1:30 pm
Colorado Northwest Community College,
2801 W. 9th Street, Room 185, Craig, CO 81625

ZOOM: <https://us02web.zoom.us/j/2510562431> **Password:** 2462

PHONE: +1 (669) 900-6833 **Meeting ID:** 251 056 2431 **Password:** 2462

Pledge of allegiance

Call to order – Vice Chairman Chris Nichols called the meeting to order at 9:07am. Introductions were made.

Approval of minutes – Lisa Piering made a motion to approve the June 26, 2024, meeting minutes; Mike Samson seconded the motion; the motion passed unanimously.

Financial report – Tiffany Dickenson presented the June 2024 financial reports. Tiffany reviewed the profit and loss through June and noted that the Grants Navigator funding is spent, however there will be additional funding for this year, as well as the EDD Partnership Planning grant journal entries. The balance sheet was reviewed including the AAA income. The accounts receivable was presented and includes contribution project admin fees that were recently billed, the OEDIT grant, RCEDP dues, and Jackson County dues. The check register was reviewed. A motion to approve the financial reports was made by Mike Samson, seconded by Doug Overton, and the motion passed unanimously.

2023 AGNC Audit Report – Paul Miller experienced technical difficulties and could not make the presentation.

Project and Committee Reports:

Area Agency on Aging – Heather Jones, NW CO AAoA Director was unable to join the meeting. However, she provided a written report. Heather’s report is attached as Appendix A.

Legislative Update – **Richard Orf** gave a legislative update and said that there may be 40% of the legislature replaced with this upcoming election. He said there were several primary challenges that have already moved some people out. He said that interim committees have slowly begun. He said that water is top of mind, and they expect some big water bills this year. He spoke about the American Indian study, as well. He said the big issue is that the state is basically out of money due to tax credits and money for one-time programs. He said the interim committees may have a hard time coming up with bills if they have any kind of fiscal notes. He said there are ballot measures including banning mountain lion hunting, property tax caps, and filing deadlines for ballot issues. Mike Samson asked if there is a bill about the property taxes that limits how much rates can be raised. Richard said he will look into it and get back to him. He said that this could be a problem for the state because they are still responsible for backfilling school districts. He talked about a cell phone coverage initiative, and a plumbing bill that would require anyone working on backflow devices to be licensed plumbers. Lisa Piering commented that Rangely does not even have a plumber, so this would be a huge problem. Dianna

Orf reported on zoom that the plumbing board just resigned their meeting and that they will have a discretionary control measure to ask for certifications if there are complaints.

DOLA - Dana Hlavac gave an update and said they are in the middle of a funding cycle, with applications closing on August 1st. He spoke about the finding of zebra mussels in the Colorado river and that this will affect municipalities who get their water from the river.

Regional Grants Navigator - Mistalynn Meyeraan reported that Matt Solomon is in Washington, D.C. She said they just submitted their year-end report to the state, and they have been approved for the 2nd year. She reported that they introduced funding opportunities to 40 projects. She said that she works on finding funding opportunities for the communities. She reported that there were some capacity issues for the communities. She reported that they have 2 water smart grants moving forward for the Clifton Water District and the Wolf Creek Reservoir. She spoke about the collaboration with Dana Hlavac and DOLA and that she is very appreciative of their relationship.

Downtown Colorado, Inc. – Bill Shrum and Kylie Brown presented a PowerPoint. Bill said they have been around for 42 years, since 1982. He said they help with advisory services, educational events, advocacy and information, BID, DDA, URA formation and training assistance, and the Colorado Challenge Program. He spoke about membership, advisory services, tax increment financing, events, and the challenge program. He said that they are a membership association and have a local government membership program, starting at \$375 per year. He said the advantages of membership include discounts for CDI events, Colorado challenge program participation, referral services, and member directories. He then spoke about the business associates and non-profits membership program. He said this is a great networking tool, provides community leadership, and consulting benefits. He said additional benefits include DCI events, education, professional development, and speaking opportunities. He then presented the VIP membership program. He said this is a clearing house of resources for local governments and partners. Kylie spoke about advisory services providing technical assistance and training. She spoke about place management, place making and place activation. She spoke about their belief that, “Don’t think build it and they will come; find the local leaders and help them build it where they already are.” They spoke about their work with Eagle, Minturn, Center and San Luis DDA’s. Kylie spoke about their Tiny Town Program which convenes town leadership from communities with less than 2,000 population to provide resources. She said these are monthly discussions. She said they can also provide application support for the Just Transition Fund. She said there are also rural placemaking and community engagement grants including the CDOT Main Street Revitalization, Community Heart and Soul, CHFA, and Rural Jump Start. Bill spoke about tax increment financing and that DCI provides education, formation support and building networks. He said that it is not a new tax and does not increase tax rates on existing property owners. He said that it must be for public benefit. He said there are two key districts that help with tax increment financing, and they are Downtown Development Authorities and Urban Renewal Authorities. He said they are two very different entities. He said that you can have both with an intergovernmental agreement. He then spoke about Business Improvement Districts which can finance improvements and provide services, collaborating for downtown management. He spoke about the different stages of growth including stagnant, growing, and mature. Kylie said they are still learning about the County TIF and can provide more resources on this new program. She said they have an event April 1-4, 2025, in Greeley and will have the Colorado Downton Excellence awards on April 3rd. She said they have 30+ webinars, regional and topic-based dialogues, Colorado’s annual TIF summit, statewide events annually, monthly calls for Tiny Towns, board education strategies, and Colorado challenge program. She presented some of their upcoming events that are available for anyone to join. Kylie spoke about the Colorado Challenge Accelerator Program, which provides technical assistance. She said that it is a program that works over 6 months to workshop a project. She said that the goals of the program include establishing a project toolkit and building momentum for a catalyst site in the community. She spoke about the capacity assessment that is available. She said they would like communities to take the assessment and they will send the communities a capacity profile. The assessment can be found at

their website here: www.downtowncoloradoinc.org. Mike Samson commented that the Town of Parachute is forming an URA, and he would like DCI to help them with this process. Mistalynn Meyeraan commented that AGNC did a letter of support for DCI. Kylie said it was for a rural development grant to help with the work they are doing in small communities like Yampa. She said they will keep AGNC updated on the status of the grant. Tiffany Dickenson asked the board for approval to have AGNC join DCI at the VIP level for \$1000 per year, which would cover AGNC communities. A motion to approve AGNC membership VIP membership with DCI was made by Mike Samson, seconded by Doug Overton, and the motion passed unanimously.

Brownfields Presentation – Kate Lucas with Kansas State University joined via zoom. She shared a PowerPoint presentation. She said that she is with the Technical Assistance to Brownfields (TAB) program. She said it is a national program funded by the EPA. She said they provide free services to communities with brownfields sites. She presented photos of sites that would be considered brownfields. She spoke about the legal definition of Brownfields as defined by the EPA. She said they can range in size, are often impeded by environmental concerns, and typically contain contaminants. She spoke about the challenges which include a fear of liability, ease of developing other properties, cost and timing of cleanup, and economic conditions. She said there are many resources available to address these challenges. She said there are free resources available from CDPHE and the EPA. She said that it is important to always conduct an All Appropriate Inquiry (AAI) prior to purchasing any property. She said that an AAI provides protections to owners, buyers, developers and users of brownfield sites. She said that it involves conducting a Phase 1 Environmental Site Assessments (ESA), followed by a Phase 2 ESA if necessary. She said that a hazardous building material survey may also be necessary to determine the extent and location of common but hazardous building materials such as lead based paint and asbestos. She spoke about Environmental Site Assessments including phase 1 or paper study to identify Recognized Environmental Conditions (RECs), phase 2 or testing to confirm or resolve RECs, and additional investigations, as needed. She said there are Historical and Controlled RECs. She said that Phase 1 is the only part required prior to purchasing the property. She said that Phase 1 has a shelf life of 180 days from the date that it is started for it to be valid, and that after 180 days, certain components must be refreshed before acquisition. She presented a brownfield redevelopment timeline from identifying the site all the way to the redevelopment and ongoing monitoring/management. She spoke about the funding sources available including the Bipartisan Infrastructure Law, EPA Brownfield Grants which include Community-Wide Assessment Grants, Assessment Coalition Grants, Community Wide Assessment Grants for States and Tribes, and Cleanup Grants. She said the applications for the grants open in September and close in November, and then once you have been selected it can take up to a year to start work. She said there are also Multipurpose Grants which allow both assessment and cleanup activities. She spoke about Revolving Loan Fund Grants which are best for communities who have a high demand for cleanup dollars. She said the final type of grant is the Job Training Grants, typically led by Economic Developments or Universities, used to recruit, train and place unemployed residents of areas affected by the presence of brownfield sites. She then spoke about state grants and funding sources including state/EPA targeted brownfields assessments and state cleanup funds, which are only available to local governments and nonprofits. She said that state brownfield tax credits and state brownfield revolving loan fund are available to public and private entities. She spoke about the necessary steps for applying for a coalition assessment grant. She spoke about the services that KSU TAB offers including capacity building, community specific assistance, and outreach and education. She spoke about online tools that they have including a community benefits calculator, brownfields inventory tool, TAB EZ Grant Writing resources, and additional grant writing resources. She said other resources include the COLORADO brownfields partnership and the EPA land revitalization technical assistance. She spoke about case studies including the McGinnis Gymnasium cleanup in Buena Vista, and the Northglenn Rec Center Cleanup in Northglenn. She said that they are happy to help and are available by email. More information can be found at: <https://www.ksutab.org/>. Mistalynn asked if the coalition assessment grant has a match requirement and Kate said it does not. Mistalynn asked how to determine the ask amount, and Kate said most communities ask for the full amount. She also said you can look at successful grant applications online and see how they determined their budgets. Richard Orf asked if the state ESA's carry the same weight as private ESA's, and Kate said that they all have to meet the

same standards and that often times CDPHE uses contractors for the work. Tiffany Dickenson presented to the board that AGNC would like to apply for a coalition grant to help all the communities in the AGNC region. Chris Nichols asked for input and Shannon Scott said they have used the process, and it was overall a good experience. Tony Bohrer asked who would approve the projects and Tiffany said it would be the AGNC Board. Tony asked how this would be helpful if communities could do the applications on their own. Tiffany said AGNC would do all the grant work and reporting, and this would be a big help for capacity. Mistalynn Meyeraan also said that communities could apply on their own. Chris Nichols asked for a motion to approve and no motion was made to approve application of the grant.

Federal Delegate Update –

Matt Kireker with Sen Bennet’s office said they supported a RFTA request in the amount of \$32M in Garfield County. He said that Fitsch Meats in Craig secured nearly \$7M in financing. He spoke about updates with the postal service and the struggles with staffing and the increase in volume. He said there was an audit report that came out and they are hopeful that the recommendations will be implemented. He said that there was a local processing facility in Grand Junction that was scheduled to be eliminated. He said they were able to halt that effort temporarily. He said Sen. Bennet is committed to improving the western slope postal services. He said they are pleased with the settlement reached between Craig and Tri-State. He said that payments in lieu of taxes were announced for the counties. Mike Samson thanked Matt for the good information and good news that he was available to provide today. Chris Nichols said thank you as well.

Administrative Update – Tiffany Dickenson reported on the following items:

- ED Summit next month on August 14th, focusing on small business and entrepreneurs
- Sponsorships are available for the ED Summit
- Website update – application for funding was submitted to OEDIT a year ago, NCEI board has approved giving \$25K in grant funding to the website, an RFP has been issued and we are ready to start work.
- CARO has written a letter to OEDIT regarding the website grant not being announced or received by us and many others.
- Club 20 meetings next week in Naturita. She attended last week’s meetings in Eagle.
- She suggested a celebration of the history of Colorado for the upcoming 150-year anniversary of the state. Ray Beck suggesting including it on the new website.
- She received an email from the demographer’s office with forecasts for next year. She forwarded it to Dr. Perry and Jeff Comstock for feedback. Jeff Comstock commented that the data is not representative of Moffat County, but he’s not sure how to correct it. Tiffany said Dr. Perry would like to have some time to work on it.
- The next board meeting in September is in Grand Junction, not Collbran as originally planned.

A motion to extend the AGNC 2023 audit presentation to September 18, 2024 was made by Doug Overton, seconded by Mike Samson, and the motion passed unanimously.

Ray Beck said they next year’s JOLT energy summit will be in Rifle at GRHD. He said they are hopeful to have the governor of Wyoming come to be the keynote speaker. Mike Samson said if that does not work out, he could get him in touch with the governor of Utah. Ray said it is scheduled for June 26 & 27, 2025.

New Business – Next meeting September 18, 2024, Community Hospital, Meeting Room, 2351 G Road, Grand Junction, CO 81505

Adjournment – meeting was adjourned at 1:17 pm.

Attendance:

IN PERSON	VIA ZOOM
Stan Harbaugh	Paul Miller
Tom Kleinschnitz	Ted Orf
Ray Beck	Lisa Piering
Jeff Comstock	Perry Will
Chris Nichols	Dana Hlavac - DOLA
Peter Brixius	Raven Finegan – Rep. Boebert
Doug Overton	McKenna Farley – Rep. Boebert
Shannon Scott	Betsy Bair
Richard Orf	Melonie Matarozzo
Jennifer Holloway	Kate Lucas – KSU TAB
Bill Shrum	Alicia Gresley – CRVEDP
Mike Samson	Matt Kireker – Sen. Bennet
Tony Bohrer	
Jennifer Pieroni	
Kylie Brown	
Toni Barrett	
Tiffany Dickenson	
Mistalynn Meyeraan	

APPENDIX A



Updates from AAA 07/17/2024:

- Yolanda Webb, Director of the Office of Adult, Aging and Disability Services with the Colorado Department of Human Services, is leaving. Her last day is July 31, 2024. She oversees the Veterans Community Livings Centers, Regional Centers, State Unit on Aging, Adult Protection, Disability Determinations, Deaf, hard of hearing & deaf-blind services and brain injury services through Mindsource.
- The Colorado Association of Area Agencies on Aging has hired a part-time executive director. His name is Mike Ware and he started this month with the association.
- The Colorado Association of Area Agencies on Aging met with USAging's Aging & Disability Business Institute to discuss AAA's business acumen capacity building readiness.
- The AAA had an opportunity to visit the Village on San Juan finished tiny home community in Montrose, CO. There will be a grand opening ceremony in August.
- The AAA contract's team is still working on getting contract amendments out for signature.
- The AAA Director in Region 10 (covering Delta, Gunnison, Hinsdale, Montrose, Ouray and San Miguel) Eva Veitch is retiring. Her last day is August 29th. Her job is currently posted if you know of anyone who might be interested.