



GREATER RIFLE IMPROVEMENT TEAM (GRIT) ADVISORY BOARD WORKSHOP AND REGULAR MEETING AGENDA



November 11, 2025
12:00 PM
202 Railroad Avenue, Rifle, CO

The Board may act on any of the following agenda items as presented or modified before the meeting, and items necessary or convenient to effectuate the agenda items.

12:00 PM - Regular Meeting

1. **Call to Order**
2. **Roll Call**
3. **Visitor Introductions**
4. **Consent Agenda**
 - 4.a. Consider approval of October 14, 2025, GRIT Advisory Board Meeting Minutes
5. **Presentation**
6. **Regular Agenda**
 - 6.a. 101 East 3rd Street Facade Grant Application
 - 6.b. Consider changes to GRIT Facade Grant Program
 - 6.c. New Ute Theater Society request for funds
7. **Administrative Reports**
 - 7.a. Manager's Report
 - 7.b. Hometown Holiday Update
8. **Adjournment**

The order and times of agenda items listed above are approximate and intended as a guideline for the Board

The GRIT Advisory Board has two grant cycles. The grant cycle and deadlines to submit an application are:

January Cycle – Application Deadline: December 31st = Funding: February

June Cycle – Application Deadline: May 31st = Funding: July

ACCESSIBILITY STATEMENT

The City of Rifle values full inclusion and access for all of our facilities, programs, activities and services. We are pleased to provide meaningful accommodations to comply with the Americans with Disabilities Act (ADA) and reasonably provide translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids, and services. To request special assistance, call Main Street Manager Kim Burner at 970-665-6496 or email our ADA Team at ADATeam@rifleco.org. Please allow 48 hours for your requests to be met.

La Ciudad de Rifle valora la plena inclusión y acceso para todas nuestras instalaciones, programas, actividades y servicios. Nos complace proporcionar alojamientos significativos para cumplir con la Ley de Estados Unidos con Discapacidades (ADA) y proporcionar razonablemente traducciones, interpretaciones, modificaciones, adaptaciones, formatos alternativos, ayudas auxiliares y servicios. Para solicitar asistencia especial, llame a la Main Street Manager Kim Burner al 970-665-6496 o envíe un correo electrónico a el equipo ADA a ADATeam@rifleco.org. Por favor, permita 48 horas para que se atiendan sus solicitudes.



Agenda Item #4.a.

Agenda Item Name:

Consider approval of October 14, 2025, GRIT Advisory Board Meeting Minutes

Presenter:

Kim Burner, Main Street Manager

Item Description:

October 14, 2025, GRIT Advisory Board Meeting Minutes

Recommended Action:

Approve October 14, 2025 GRIT Advisory Board Meeting Minutes

Fiscal Impact:

NA

Operational Impact:

NA

Prior Board Motions:

NA

Background Information:

NA

Executive Summary:

NA

Notification Requirements:

NA

Prepared By:

Kim Burner, Main Street Manager

Attachments:

1. October 14 2025 GRIT MINUTES

**GREATER RIFLE IMPROVEMENT TEAM (GRIT)
ADVISORY BOARD MEETING**

Tuesday, October 14th, 2025

REGULAR MEETING

12 p.m. Noon

MEETING CALLED TO ORDER: 12:00 pm

ROLL CALL: Kari Slappey, Ryan Mackley, Lydia Allen, Helen Rogers, Annick Pruitt, Samm Young, Garrick Frontella, and Karen Roberts. Also, in attendance; Zach Higgins- Planning Director, Kim Burner- GRIT Manager, Delaney Passmore- Event Coordinator. Kathy Pototsky- City of Rifle Public Information Officer

MINUTES: The minutes were reviewed from September 9th. Helen Rogers motions to approve the minutes; and Ryan Mackley seconded the motion. The motion carries.

AGENDA ITEMS:

- **Events**
 - **Third Thursday:**
 - This will be the last one of the series. It has been very successful so far, and we are excited for the Halloween one this week.
 - The food truck had to cancel their attendance, so we will be looking into that and trying to find a solution
 - Have more SWAG and items to handout
 - **Hometown Holidays:**
 - Delaney and Kim discuss the important events of Hometown Holidays and let the board know what committees are being made to complete the event
 - Saturday activity is an Ornament hunt and Holiday Bingo
 - Tree lighting- Parks and Rec have begun to decorate the park. The lights have been purchased for décor and plans have been set to light the tree in Heinze park.
 - The craft fair has been taken over by the Highland Elementary School PTA.
 - The other organizations involved have been confirmed for their participation.
 - Still cannot find a contact for the Brenden Theater. Working on getting any contact we can with them to participate but will leave off the schedule until we have more details.
- **Façade Grant:**
 - Kim has had 8 applicants and meetings. The application will close on October 31.
 - Kim discussed some of the ideas that have been approached.

- One Jewelers- Awnings and windows
- Tapatio's- back to brick/ paint restoration
- New liquor store- painting and converting
- Hayes and Strode- Awnings and wall restoration
- Church on 4th- Repair the tower
- There will be presentations at the next GRIT meeting that will be scored according to the matrix.
- Placemaking
 - Downtown is going to have some changes within the next year and coming years. Need to create areas for people to hang out.
 - Some ideas: Cushions/ seating, painting, temporary play places, open art/ color.
 - Can test some of the ideas in small portions, not necessarily permanent
 - Biophilic- bring nature back to downtown areas
 - Color, shape, form, nature, diffused lighting
 - Can be spent in many different areas than downtown
 - Plants in an alley way- questions to maintenance
 - Natural materials for benches/ hangout spaces
 - Alley activation- garbage can planters
 - Kim gave design opportunities, from our examples in the City of Rifle

ADJOURN: The meeting officially adjourns at 1:07 pm.



Agenda Item #6.a.

Agenda Item Name:

101 East 3rd Street Facade Grant Application

Presenter:

Kim Burner, Main Street Manager

Item Description:

101 East 3rd Street Facade Grant Application

Recommended Action:

Fiscal Impact:

If approved, the grant amount would be \$1342.50. The total bid is \$1790.00 less the required 25% (\$447.50) for a grant total of \$1342.50. These funds are a budgeted item in the 2025 budget.

Operational Impact:

NA

Prior Board Motions:

NA

Background Information:

Kim Burner had a pre-application meeting with the building owner, Lindsey Johnson, and discussed the project. Originally, the facade project was going to include window replacement and tint removal, as well as the addition of an awning over the window. Due to challenges getting contractor quotes, the project has been scaled back to the current application.

Executive Summary:

The project would replace the "company sign" mural on the west side of the building, facing Railroad Ave. The attached picture shows the current mural which is faded and in need of repairs. The new mural "company sign" will be designed and created by Anne Hunter to match the style of the Rifle mural on the same building. Anne Hunter was commissioned by the DDA to create that mural.

The new "company sign" mural would be a cleaner and more colorful rendition of the present signed with elements matching and complimenting the Rifle mural.

Notification Requirements:

NA

Prepared By:

Kim Burner, Main Street Manager

Attachments:

1. 101 East 3rd Facade grant application

How to Proceed

1. Schedule a pre-application meeting or site visit by emailing three available meeting times to Kim Burner, GRIT Manager. During this meeting, you will discuss the proposed project and any requirements. kburner@riflco.org
2. Complete the online application. Your application must include:
3. Architectural renderings, site plans, and/or other visual representations of the proposed improvements. For paint, a paint sample of the proposed color should be provided.
4. Detailed project narrative
5. Photos of all sides of the building façade for which grant funding is being requested.
6. Two estimates/bids from contractors
7. The property owner shall submit proof of ownership of the building.
8. Applicants must complete a review with City of Rifle Planning
9. Applicant has the option of presenting the project to the GRIT Advisory Board at a regular GRIT meeting
10. The GRIT Advisory Board will make an action recommendation to Rifle City Council who has the final authorization of award or denial.

2025 Façade Grant Application Scoring Matrix

Property Address: _____

Criteria		Matrix	Score
Age of Building	Older buildings will have older facades. This criterion aims to support business in older buildings in the community as well as business retention efforts.	Built Prior to 1910 - 5 pts Between 1911 - 1930 - 4 pts Between 1931 - 1950 - 3 pts Between 1951 - 1990 - 2 pts Between 1991 - 2005 - 1 pts Between 2006-current - 0	
Impact to building aesthetics	This criterion aims to support projects that will have the greatest positive impact on the community	0 = No Impact 1 = Low Impact 2 = Adequate Impact 3 = Moderate Impact 4 = Substantial Impact 5 = Major Impact	
Area Compatibility	This criterion aims to support improvements that are compatible with the neighboring buildings and neighborhood character.	0 = Completely out of char 1 = Maintains existing char 2 = Adequate compatibility 3 = Improves compatibility 4 = Substantial Improve 5 = Major Improvement	
Level of Rehabilitation	This criterion aims to support projects that will have the greatest level of facade improvement.	0 = Projects does not meet guidelines 1 = Normal Maintenance 2 = Minor projects 3 = Repair & Replacement 4 = Rehabilitation 5 = Major Rehabilitation	

Total Score: _____ /20

Applicant First Name*

Lindsey

Applicant Last Name*

Johnson

Applicant Email Address*

lindseyj@sopris.net

Applicant Phone Number*

9709487488

Business Name*

Midland Arts Company

Business Address*

101 East 3rd Street

City*

Rifle

State*

CO

Zip Code*

81650

Detailed Project Narrative*

Update company sign facing Railroad

Architectural Renderings

Choose File No file chosen

If completed, upload architectural renderings of of finished project.

Photos of Building*

IMG.jpg

Upload photos of all sides of the building façade for which grant funding is being requested.

Project Estimates*

Copy of PROPOSAL MAC.docx

Upload two project estimates. Documents must be combined into one document.

Building Ownership*

I am the owner of the building at 101 East 3rd Street which is leased to Midland Arts Company.docx

Upload proof of building ownership or letter of approval from building owner.

I have read the program eligibility criteria for the Greater Rifle Improvement Team Façade Grant Program. I understand that grant awards will be determined at the discretion of GRIT Advisory Board based on the program eligibility criteria and the responses provided in this application. I understand that grant funds are limited, and that applying does not guarantee funds. I further understand GRIT or City of Rifle may terminate the program at any time, for any reason, without prior notification.

I certify that I am authorized to sign this Application as/or on behalf of the Applicant. I understand I must provide a complete application, including documentation demonstrating how the funds will be used, for the application to be considered. I agree that my business is fully responsible for determining and understanding the effect that my receipt of grant funds, if awarded, may have on any other applications for, my business' eligibility for, or awards from, other programs from any other entity whatsoever. I further agree that by submitting this Application, I and my business release and hold harmless the GRIT and City of Rifle from any responsibility or liability for any effect the receipt of grant funds from the GRIT or City of Rifle may have on such applications, eligibility, or awards from such other programs.

All Applications will become property of the City of Rifle, and all Applications are subject to the Colorado Open Records Act, C.R.S. § 24-72-200.1 et seq.

By signing below, I certify that all information in this application, and all information furnished in support of this application, is given for the purpose of obtaining a GRIT Façade Improvement Grant and that the information provided is true, correct, and complete to the best of my knowledge.

Application Signature*

I understand by entering my name and title below I am electronically signing this document

Name*

Title*

Lindsey Johnson

Partner



•PROPOSAL• To
The City of Rifle
For The Midland Arts Company
By Anne Hunter & Lindsey Johnson

The Midland Arts Company is presenting this proposal for the improvement of business and a welcoming feel near the entrance of downtown. A new sign is needed for the outside of the building on the west wall, facing Railroad Avenue. The sign is designed by and will be created by Anne Hunter per request from Lindsey Johnson and fellow Partners of The Midland Arts Company. The sign would be a cleaner and more colorful rendition of the present sign, with elements matching and complimenting the big RIFLE Mural to the left/same wall/side of the building, also designed and created by Anne Hunter. The new Midland Arts Company sign will be made with high quality (and economical) panels that will be prepared, painted and sealed with quality primers, paints and sealer to protect for years to come, from the sun and elements. Listed below is estimation of materials required/final costs. Thank you for your time and consideration.

Sincerely,

Anne H. Hunter clawlake@sopris.net - 970.618.1593

Lindsey Johnson lindseyjohnson2001@gmail.com - 970.948.7488

Panels-by SSD Plastics-	\$290
Supplies	\$500
Design/Prep/Painting/Sealing by Anne Hunter	\$1000
Grand Total	\$1790

I am the owner of the building at 101 East 3rd Street which is leased to Midland Arts Company. They have my permission to repaint the existing sign facing Railroad Avenue.

Lindsey Johnson



Agenda Item #6.b.

Agenda Item Name:

Consider changes to GRIT Facade Grant Program

Presenter:

Kim Burner, Main Street Manager

Item Description:

Consider changes to GRIT Facade Grant Program

Recommended Action:

Fiscal Impact:

NA

Operational Impact:

NA

Prior Board Motions:

The Facade Grant Program was created by the GRIT Advisory Board earlier in 2025 with input from the Rifle Zoning and Planning Commission, the Rifle Downtown Development Authority and Rifle City Council.

Background Information:

The Facade Grant Program was created by the GRIT Advisory Board earlier in 2025 with input from the Rifle Zoning and Planning Commission, the Rifle Downtown Development Authority and Rifle City Council. The application opened on September 1, 2025, and closed on October 31, 2025. After feedback from several potential applicants, the requirement for full architectural renderings was relaxed, and potential applicants were notified that photos or drawings would be accepted. Several potential applicants notified Kim Burner that they were not going to be able to meet application requirements due to the tight timeframe.

Executive Summary:

The facade grant program is a value to our business community and a significant part of keeping our commercial buildings aesthetically pleasing. The lean number of applications is not a sign of lack of interest, but rather an example of imperfect execution. As a first-time program, the community was caught off-guard and unprepared to meet the program requirements, giving GRIT the opportunity to make adjustments.

Recommendations to consider and discuss include:

- Rolling deadline — allowing applicants to submit as they are ready
- Longer application period
- 2 application periods — Spring and Fall

- GRIT Board suggestions?

Notification Requirements:

NA

Prepared By:

Kim Burner, Main Street Manager

Attachments:

None



Agenda Item #6.c.

Agenda Item Name:

New Ute Theater Society request for funds

Presenter:

Helen Rogers

Item Description:

New Ute Theater Society request for funding

Recommended Action:

Fiscal Impact:

If approved, this un-budgeted request will have to come from the Hometown Holiday event budget. The Hometown Holiday event budget comes from the VIF fund and is budgeted under special events. This may require moving funds from other areas of the event.

Operational Impact:

NA

Prior Board Motions:

NA

Background Information:

NA

Executive Summary:

NUTS is requesting \$3,200 to help cover the cost of the Symphony in the Valley shows during Hometown Holiday.

Notification Requirements:

NA

Prepared By:

Kim Burner, Main Street Manager

Attachments:

1. NUTS request for funding

Grant Project/Event Evaluation

Once the project/event funded by the grant is complete, a Project Evaluation Form is required within 60 days.

The GRIT Board may require additional items with the evaluation form. These items will be listed in the notification email sent at the time of application or may be requested after review of the evaluation form.

Failure to complete the evaluation may result in the organization being ineligible for future funding.

Evaluations may be submitted to kburner@rifleco.org or 202 Railroad Ave., Rifle, CO 81650 no later than 60 days after the completion of the project/event.

Date:*

11/6/25

Organization Name:*

NEW UTE THEATER SOCIETY

Contact Person:*

HELEN ROGERS

Address1*

POBOX 84

Contact Phone Number:*

970-274-6147

City*

RIFLE

Contact Email Address:*

hrinteriordesign@msn.com

State*

CO

Zip*

81650

Federal Tax ID:*

27-1061203

State Tax ID:*

98008018

Organization's Current Board of Directors or Trustees*

HELEN ROGERS, PRESIDENT, HRINTERIORDESIGN@MSN.COM, 970-274-6147
TANYA GIARD, TREASURER, TANYAGIARD@GIARDHOMES.COM, 970-309-2113
ELISSA NYE, EVENTCHEF AND LOGISTICS, ELISSAMNYE@GMAIL.COM, 970-309-0803
KAITLYN GIARD, SECRETARY, KGIARD@GIARDHOMES.COM, 970-404-7811
KELLY THOMPSON, CONDUCTOR@SITV.ORG 970-456-5278
SHELLEY AIBNER, PROMOTIONS, SHELLEYAIBNER@COMCAST.NET, 970-379-9268
AUNDREA WARE, PROGRAMMING, AUNDREAWARE@YAHOO.COM 970-471-4509
LISA GIARADOT, GRANTS, LISAGIARDOT@GMAIL.COM

Please include the name, phone number and email address for each Board of Director or Trustee.

Organization's History and Mission*

The New UTE Theatre Society formed in 2009, in order to help return the UTE Theater to what it is today. A thrift shop wanted to buy it at the time. The mission of The New Ute Theatre Society is to present, market and support a community owned nonprofit theater, performing arts and special events center. We are a nonprofit organization dedicated to an active and vital downtown center that will offer diverse programming and related arts while contributing to the economic diversity and enrichment of the surrounding Rifle community.

Please give a brief summary of the organizations history and mission.

Has your organization applied for a grant in the past?*

- Yes
- No

If yes, what year and how much was the grant for?

Please provide a brief description of current programs, activities and accomplishments.*

Promote diversified programming through sponsorship grants for rentals for other non-profit organizations such as Rifle Heritage Center, Journey Home Animal Shelter, SITV, 5Points Film Festival, RAMBO, Dance Aspen, Rifle Elks Veterans Event, Rifle Community Theater, Childrens Theater Camp, Scholarships, Patio Series in May.

Amount Requested:*

\$3,200

Please provide a brief description of the event you are requesting funding for.*

Hometown Holidays, Symphony in the Valley Performances at the UTE. They are requesting \$8,000 this year.

If granted, how many people will benefit from the funding?*

800-1000

In what way will they benefit?*

Provides culturally enriching music and performance.

If funds are granted, what is your plan to create a self-sustainable event?*

Yearly memberships and grant funding.

What is the timetable for becoming self-sustainable?*

Every year varies with requests.

The funding for the Greater Rifle Improvement Team is generated through the lodging tax. The proceeds of the lodging tax may be used for the following:*

- Visitor Improvement and Attractions
- Historic Preservation
- Special Events
- City Beautification
- City Promotion

Please check the area your request falls under.

Revenues or other funding sources:*

NUTS Memberships and Western Colorado Community Foundation Grants.

Please individually list all sources for funds (including sponsors) and level of funding provided. GRIT uses this information to ensure events are widely supported.

Expenses:

SITV / Colorado West Ballet: \$8,000.

8 hotel rooms for two nights, Hampton Inn: \$1,947.

Total: \$9,947

Please individually list all expenses for the for the event and amounts.



Agenda Item #7.a.

Agenda Item Name:

Manager's Report

Presenter:

Kim Burner, Main Street Manager

Item Description:

Manager's Report

Recommended Action:

Fiscal Impact:

Operational Impact:

NA

Prior Board Motions:

NA

Background Information:

NA

Executive Summary:

Notification Requirements:

NA

Prepared By:

Kim Burner, Main Street Manager

Attachments:

None



Agenda Item #7.b.

Agenda Item Name:

Hometown Holiday Update

Presenter:

Delaney Passmore, Administrative Assistant

Item Description:

Hometown Holiday Update

Recommended Action:

NA

Fiscal Impact:

NA

Operational Impact:

NA

Prior Board Motions:

NA

Background Information:

NA

Executive Summary:

NA

Notification Requirements:

NA

Prepared By:

Kim Burner, Main Street Manager

Attachments:

None