



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



August 11, 2026
12:00 PM
202 Railroad Avenue, Rifle, CO 81650

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**
 - 3.a.** Tara Rumery — RREDC
- 4. Consent Agenda**
 - 4.a.** Consider Approval of July 14, 2026, Meeting Minutes
- 5. Presentation**
 - 5.a.** Presentation and Discussion regarding Participatory Budgeting Pilot
- 6. Regular Agenda**
 - 6.a.** Discussion and possible action regarding the recommendation for appointment of Tara Rumery to the GRIT Advisory Board
 - 6.b.** Discussion regarding proposed 2027 GRIT Budget
 - 6.c.** Discussion and possible action regarding GRIT Façade Improvement Grant Application — Hays Genera PC/LYHOTP LLC (126 W. 4th Street)
 - 6.d.** Discussion and possible action regarding Flora Materials Letter of Support
- 7. Administrative Reports**
 - 7.a.** Administrative Report — Karah Brubaker
 - 7.b.** Events Report — Delaney Passmore

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 Community Development at 970-665-6490 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 Community Development al 970-665-6490 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 July 14, 2026, Meeting Minutes

Presenter:

Karah Brubaker, Economic Opportunity Specialist II

Item Description:

Consider Approval of July 14, 2026, Meeting Minutes

Recommended Action:

Approval of July 14, 2026, Meeting Minutes

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

Meeting minutes for the July 14, 2026, GRIT Advisory Board Meeting

Notification Requirements:

N/A

Prepared By:

Karah Brubaker, Economic Opportunity Specialist II

Attachments:

1. City_of_Rifle_GRIT_Action_Minutes_July_2026



RIFLE GRIT ADVISORY BOARD

REGULAR MEETING

ACTION MINUTES

July 14, 2026

12:00 p.m.

Rifle City Hall, 202 Railroad Avenue, Rifle, CO

CALL TO ORDER & ROLL CALL

A regular meeting of the Rifle GRIT Advisory Board was called to order at approximately 12:03 p.m. at Rifle City Hall.

Present at Roll Call: Board Members Garrick Frontella, Ryan Mackley, Helen Rogers, Lydia Allen, Annick Pruett, and City Council Representative Karen Roberts.

Absent: Vice Chair Samm Young

Others Present: Ari Philipson with RAMBO. City Staff were present and participated in the meeting discussion.

A quorum was present.

VISITOR INTRODUCTIONS

Introduction of Karah Brubaker, City of Rifle's new Economic Opportunity Specialist II & Main Street Manager

CONSENT AGENDA

The Board considered approval of June 9, 2026, minutes.

Motion	To approve June 9, 2026, GRIT Advisory Board action minutes as presented
Mover	Garrick Frontella
Second	Annick Pruett
Vote	All in favor
Result	Passed

Presentation

Presentation from GRIT Grant Applicant

RAMBO

Presenter: Ari Philipson

Request: \$5,000 toward their Grand Hogback Extravaganza

- This will be their 6th year hosting the event.
- It is their premiere fundraising event.
- The theme this year is "pedal and metal", where riders can participate in a game-style ride showcasing the best of Rifle's trails. There will be an adult and kid's course.
- Prizes are purchased from local area businesses

Rifle GRIT Advisory Board Meeting July 14, 2026

REGULAR AGENDA

Election of GRIT Board Chair

The Board discussed the election of Lydia Allen as the Chair of the GRIT Board

Motion	To elect Lydia Allen as GRIT Advisory Board Chair
Mover	Ryan Mackley
Second	Garrick Frontella
Vote	All in favor
Result	Passed

GRIT Grant Budget Overview

The Board reviewed the 2026 GRIT Grant Budget Summary worksheet, including the total program budget, grant funds awarded to date, remaining balance, and current grant applications under consideration.

Discussion and possible action regarding GRIT Grant Applications

The Board reviewed and discussed the four (4) GRIT grant applications. During discussion, members expressed concern about increasing event costs and the amount requested by the Symphony in the Valley. The Board would like to encourage the organization to consider ways to keep ticket prices affordable and noted that GRIT funding should provide a meaningful public benefit. The Board also discussed applicants acknowledging GRIT’s financial support in event marketing and promotional materials.

Following discussion, the Board approved funding for the four (4) GRIT grant applications totaling \$22,200.00

Motion	To approve the four (4) GRIT Grant applications totaling \$22,200.00
Mover	Lydia Allena
Second	Garrick Frontella
Vote	All in favor
Result	Passed

ADMINISTRATIVE REPORTS

Karah Brubaker, Economic Opportunity Specialist II / Main Street Manager Update

GRIT Grant Administration

- Continued processing current grant applications, preparing Board agenda materials, and coordinating applicant presentations and follow-up.

Board Development

- Provided an update on recruitment efforts for GRIT Board vacancies, including receipt of one Letter of Interest.

Main Street Initiatives

- Reported progress on downtown revitalization projects, including installation of two surface-mounted misting stations on E.3rd Street and W. 3rd Street. Coordination is underway to obtain water meters for misters and cost estimates for shade canopy structures.
The Board discussed the importance of utilizing local steel fabricators when feasible.
- Advancing the Wayfinding project, with the goal of bringing general scope of work to Procurement by end of July and City Council award mid-September.

- Reported that maps have been created for the Heritage Walking Tour project.
- An update was provided on the W. 3rd Pocket Park project, including obtaining manufacturer information and preliminary cost estimates for park amenities. Initial estimates indicate project costs may be higher than anticipated.
- Reported on coordination with the Colorado Main Street Program (DOLA) regarding potential mini-grant opportunities for future mural projects, including one near the W. 3rd Pocket Park and another to revitalize the existing mural area on the west side of the museum.

Third Thursday & Hometown Holiday Event Updates

Delaney Passmore provided an update on upcoming GRIT events and event planning activities.

Third Thursday

- A severe weather protocol has been developed for Third Thursday events. The protocol includes monitoring weather conditions, announcing lightning alerts from the stage, and directing attendees to shelter when lightning is detected within a two-mile radius. Delaney will continue discussions with Zach Higgins regarding implementation of the plan.
- A GRIT volunteer sign-up sheet was distributed to Board members for upcoming Third Thursday events.
- Due to scheduling conflicts, no food truck will be available for the July Third Thursday event. Alternative vendors, including cotton candy and kettle corn, will be present, and free popsicles will be distributed from the GRIT booth.
- The July Third Thursday entertainment will feature Stone Kitchen.

Hometown Holidays

- Planning has begun for the Hometown Holidays event. Delaney is working to establish a planning committee and has begun researching pricing for Christmas trees and ornaments, noting that costs have increased.
- Delaney will also reach out to the PTA regarding participation in the Hometown Holidays Craft Fair and event planning.

GRIT Awareness and Lodging Tax Promotion

The Board discussed opportunities to increase public awareness that GRIT programs and events are funded through the City's Lodging Tax. Members discussed incorporating announcements during Third Thursday events acknowledging that the event is made possible by GRIT and funded by Lodging Tax revenues. The Board also discussed developing promotional materials, including stickers and other branded giveaway items, to better communicate the role Lodging Tax funding plays in supporting community events, beautification projects, and other GRIT initiatives.

ADJOURNMENT

The meeting adjourned at approximately 1:09 p.m.

PREPARED BY / APPROVAL

Prepared from the raw transcript for review by City staff and the GRIT Advisory Board.

Approved by the GRIT Advisory Board on: _____

Chair Signature: _____

Staff Signature: _____



Agenda Item #5.a.

Agenda Item Name:

Presentation and Discussion regarding Participatory Budgeting Pilot

Presenter:

Karah Brubaker, Economic Opportunity Specialist II

Item Description:

Presentation and discussion of a conceptual Participatory Budgeting Pilot Program for the Greater Rifle Improvement Team (GRIT). The pilot program would be contingent upon voter approval of the November 2026 Visitor Improvement Fund (VIF) ballot measure and is intended to increase community engagement in identifying and prioritizing future GRIT-funded projects.

Recommended Action:

Discuss the proposed Participatory Budgeting Pilot Program, and provide feedback and direction to Staff regarding the concept and potential implementation should additional Visitor Improvement Fund revenues become available.

Fiscal Impact:

There is no immediate fiscal impact. The proposed Participatory Budgeting Pilot Program is contingent upon voter approval of the November 2026 Visitor Improvement Fund (VIF) ballot measure and subsequent budget approval by Rifle City Council.

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

Staff has developed a conceptual Participatory Budgeting Pilot Program for the Board's consideration. Participatory budgeting is a process that allows residents to directly participate in identifying and prioritizing public improvement projects through community idea submissions and public voting. The concept is being presented as a potential future initiative should voters approve the November 2026 Visitor Improvement Fund (VIF) ballot measure, which would provide additional funding for GRIT initiatives. The proposed pilot would reserve approximately \$50,000 of the additional VIF revenues for a community-selected project that enhances Rifle's quality of place, supports economic vitality, and aligns with GRIT's mission. Staff is seeking Board feedback on the concept.

Executive Summary:

Staff will present a conceptual Participatory Budgeting Pilot Program as a potential future GRIT initiative contingent upon approval of the November 2026 Visitor Improvement Fund (VIF) ballot measure. The

presentation will outline the proposed process, funding concept, community engagement strategy, and examples of eligible projects. The purpose of the presentation is to obtain Board feedback.

Notification Requirements:

N/A

Prepared By:

Karah Brubaker, Economic Opportunity Specialist II

Attachments:

1. GRIT_Participatory_Budget_Presentation_updated

GRIT

Participatory Budgeting



WHAT IS...

Participatory Budgeting

Participatory Budgeting (PB) allows residents to **directly decide** how a portion of public funds is spent.

Community members submit ideas, ideas are reviewed for feasibility, community votes on which projects receive funding.

The winning projects are then implemented by the local government.

 **DID YOU KNOW?**

Participatory budgeting has been used in **more than 7,000 public budgets** worldwide.

Empowering residents to directly decide how a portion of public funds is spent.



Source: People Powered
<https://www.peoplepowered.org/participatory-budgeting>

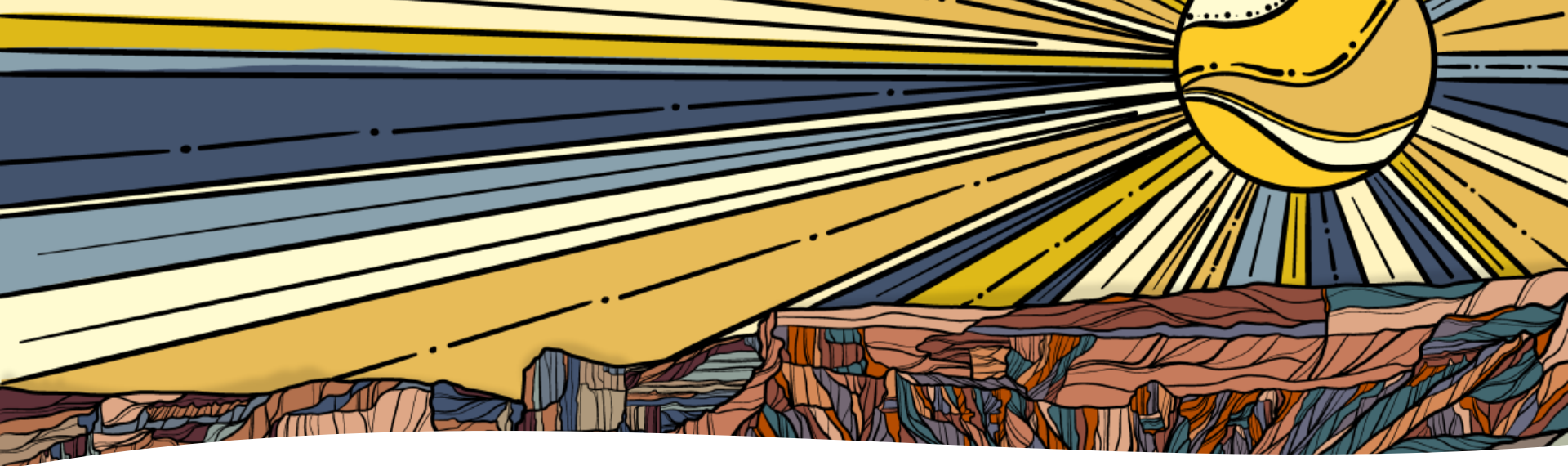
WHY...

Participatory Budgeting

WHY COMMUNITIES USE PARTICIPATORY BUDGETING

Research shows PB can:

- ✓ Increase public trust in local government.
- ✓ Improve civic participation.
- ✓ Give residents a direct voice in local priorities.
- ✓ Increase transparency in spending decisions.
- ✓ Build stronger relationships between residents and local government.



How Would this Look in Rifle?

Pilot participatory budgeting with one community-selected project
HOW IT WOULD WORK:



\$50,000

Pilot Investment
(If Visitor Improvement Fund Increases)

Pilot Program Timeline

From idea to implementation



PROJECTS

Possible Projects

Scope within VIF guidelines, projects throughout the City

Public art, murals, landscaping

Youth-designed public-spaces with community impact

Projects targeted for public ROW or City property

Shade structures, alley improvements, street trees

Tactical Urbanism like crosswalks, road diets, and parklets



PROJECTS

Community Involvement

Community member idea generating and voting

Community participation in implementation (painting, building, designing)

School District involvement where applicable

Community maintenance where buy-in feasibility exists (community gardens)

Community enforcement for community led safety projects (road diet, crosswalk)

QUESTIONS | IDEAS | FEEDBACK





Agenda Item #6.a.

Agenda Item Name:

Discussion and possible action regarding the recommendation for appointment of Tara Rumery to the GRIT Advisory Board

Presenter:

Karah Brubaker, Economic Opportunity Specialist II

Item Description:

Consideration of a recommendation to appoint Tara Rumery to the Greater Rifle Improvement Team (GRIT) Advisory Board to fill a current board vacancy.

Recommended Action:

Move to recommend the appointment of Tara Rumery to the GRIT Advisory Board for consideration by the Rifle City Council.

Fiscal Impact:

N/A

Operational Impact:

The appointment of a qualified board member will assist GRIT in carrying out its advisory responsibilities and provide additional representation and expertise to support the Board's mission.

Prior Board Motions:

N/A

Background Information:

The GRIT Advisory Board currently has vacant positions. Tara Rumery, representing the Rifle Regional Economic Development Corporation (RREDC), submitted a Letter of Interest expressing her interest in serving on the Board. Ms. Rumery has been invited to attend the meeting to introduce herself, discuss her interest in serving, and answer questions from the Board. Following discussion, the Board may consider recommending her appointment to the Rifle City Council for final approval.

Executive Summary:

The GRIT Advisory Board is requested to recommend the appointment of Tara Rumery to fill a vacancy on the Board. Ms. Rumery has submitted a Letter of Interest and will be present to introduce herself and answer questions. If the Board supports the appointment, the recommendation will be forwarded to the Rifle City Council for final consideration and appointment.

Notification Requirements:

N/A

Prepared By:

Karah Brubaker, Economic Opportunity Specialist II

Attachments:

1. Tara_Rumery_Colonna_GRIT_LOI

July 13th, 2026

Dear Karah,

I am writing to express my strong interest in joining the Board of Directors for GRIT. I admire your organization's commitment to improve the city of Rifle, particularly the work to grow the community.

I am particularly drawn to GRIT because of my connection to the area. As a long time local, one of the greatest things I can personally do is contribute to continuing making Rifle a better place. I feel I can do this by working with GRIT.

I understand that serving on a board requires a dedicated time commitment, including regular meeting attendance and active participation in volunteer work, committee work or strategic planning, all of which I am fully prepared to undertake.

I would welcome the opportunity to discuss how my skills and vision align with the future of GRIT in an interview or informal conversation.

Thank you for your time, consideration and dedication to our community. I look forward to the possibility of contributing to your mission.

Sincerely,

Tara L Rumery-Colonna
RREDC / Rifle CoWork
101 W 3rd St
Rifle, CO 81650
tara@riflecowork.com
970-404-7666



Agenda Item #6.b.

Agenda Item Name:

Discussion regarding proposed 2027 GRIT Budget

Presenter:

Karah Brubaker, Economic Opportunity Specialist II

Item Description:

Review and discuss the proposed 2027 GRIT Budget

Recommended Action:

Discuss the proposed 2027 GRIT budget and provide feedback.

Fiscal Impact:

The proposed 2027 GRIT budget outlines anticipated expenditures for the upcoming fiscal year.

Operational Impact:

The budget is necessary as a guide to operations in 2027.

Prior Board Motions:

N/A

Background Information:

Staff has prepared a proposed 2027 GRIT budget based on current program operations, historical expenditures, anticipated projects, and strategic priorities. The proposed budget is intended to provide a foundation for Board discussion and feedback.

Executive Summary:

The proposed budget outlines anticipated funding for operations, programs, projects, and strategic initiatives for the upcoming fiscal year. Board feedback will assist staff in refining the budget prior to presentation of the recommended 2027 GRIT budget.

Notification Requirements:

N/A

Prepared By:

Karah Brubaker, Economic Opportunity Specialist II

Attachments:

1. 2027_GRIT_Budget_Proposed
2. 2027_Additional_VIF_Initiatives



EVENTS	PROPOSED BUDGET
GRIT led event/Rifle Roundup BBQ	\$ 25,000.00
Hometown Holidays	\$ 25,000.00
Library Ornaments	
3rd of July (fireworks & Symphony)	
Farmers Market	
Bookcliff Arts Concert Series	\$ 6,000.00
Middle Colorado Watershed	\$ 3,000.00
Placeholder	\$ 14,500.00
RAMBO/Roan Cliff Chaos	\$ 7,000.00
Baseball Tournament	\$ 2,000.00
Third Thursday on Third	\$ 30,000.00
touch a truck	\$ 5,000.00
July 3rd Band - Rec	\$ 5,000.00
unkown new event	\$ 2,500.00
EVENTS TOTAL	125,000.00
BRAND MARKETING	
Miscellaneous Marketing	2,500
social media, website, graphic design, video - Align Multimedia	35,000
BRAND MARKETING TOTAL	37,500
MAIN STREET PILLARS	
Visitor Attractions	30,000
City Beautification	20,000
Historic Preservation	2,000
MAIN STREET PILLARS	52,000
SPECIAL PROJECTS	
Placer AI	13,000
Façade Grant Program	40,000
SPECIAL PROJECTS TOTAL	53,000
VIF ADMINISTRATION	
VIF Lunch	2500
Trainings/Conferences	10000
VIF ADMINISTRATION	12,500
3rd of July & Hometown Holiday(fireworks)	15000
Event Signage Replacement	1500
Operations and maintenance total	16,500
TOTAL COSTS	296,500



2027 Additional VIF Revenue Initiatives	Proposed Budget
Participatory Budgeting Initiative	\$ 50,000.00
Community-submitted projects	
Public voting	
Construction/implementation of the selected project	
Downtown Activation & Placemaking	\$ 70,000.00
Trash & recycling receptacles	
Alley Decorative lighting	
Mural lighting	
Public seating	
Interactive public art projection system	
Planters	
Downtown Play Features (Giant connect four/cornhole/chess	
"Tip Your Hat in Rifle" photo installation	
Boulder Park/ W. 3rd St.	
Wayfinding Implementation	\$ 80,000.00
Downtown directional signs	
Parking signs	
Pedestrian signs	
Trail/Park connections	
Gateway signs	
Installation	
Community Legacy Projects	\$ 30,000.00
Student Art Installations; painted orbs/ painted benches	
Downtown Play Features (Giant connect four/cornhole/chess)	
Pop-up Public spaces	
Heritage displays	
Strategic Opportunity & Matching Fund	\$ 20,000.00
Match Grants/Partner with Non-Profits/Chambers	
Respond to opportunities	
Total	\$ 250,000.00



Agenda Item #6.c.

Agenda Item Name:

Discussion and possible action regarding GRIT Façade Improvement Grant Application — Hays Genera PC/LYHOTP LLC (126 W. 4th Street)

Presenter:

Karah Brubaker, Economic Opportunity Specialist II

Item Description:

Review and consideration of a GRIT Façade Improvement Grant application submitted by Hays Genera PC/LYHOTP LLC for exterior façade improvements to the commercial property located at 126 W 4th Street.

Recommended Action:

Move to recommend approval of a GRIT Façade Improvement Grant in the amount of \$21,956.25 to the Rifle City Council for final approval.

Fiscal Impact:

Approval of the grant would allocate \$21,956.25 from the FY2026 GRIT Façade Improvement Grant budget; \$40,000 is available. The applicant will provide a required matching contribution of \$7,318.75, representing 25% of the total project cost.

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

Hays Genera PC/LYHOTP LLC submitted a GRIT Façade Improvement Grant application for exterior improvements to the commercial property located at 126 W. 4th Street. The application has been reviewed for completeness and compliance, including submission of two contractor estimates, project renderings, photographs, ownership documentation, and a project narrative. The proposed project is intended to improve the appearance of the building and support continued investment in downtown Rifle.

Executive Summary:

The GRIT Advisory Board is asked to review a Façade Improvement Grant application submitted by Hays General PC/LYHOTP LLC for improvements to the commercial property located at 126 W. 4th Street. It has been determined the application meets the program requirements and is eligible for consideration. Based on the selected contractor estimate of \$29,275, staff recommends a grant award of \$21,956.26, with the

applicant providing the required 25% matching contribution of \$7,318.75. If approved by the GRIT Advisory Board, the recommendation will be forwarded to the Rifle City Council for final consideration.

Notification Requirements:

N/A

Prepared By:

Karah Brubaker, Economic Opportunity Specialist II

Attachments:

1. Hays_Genera_Application_2026
2. Facade Grant_Final Amendments_05_2026

Online Form Submittal: Greater Rifle Improvement Team (GRIT) Commercial Façade Grant

From noreply@civicplus.com <noreply@civicplus.com>

Date Wed 7/29/2026 11:50 AM

To Karah Brubaker <kbrubaker@rifleco.org>

Greater Rifle Improvement Team (GRIT) Commercial Façade Grant

GRIT Façade Grant Program Information

Greater Rifle Improvement Team Façade Grant Program

Financial assistance is available to business and property owners who wish to make exterior improvements to commercial building within the City of Rifle city limits.

The GRIT Façade Improvement Program is designed to enhance and preserve the unique character of Rifle, improve the economic vitality and marketability of Rifle, and creates an inviting environment that will encourage visitors, and residents, to stay for extended periods of time.

Who Can Apply

Any owner of a commercial building within Rifle city limits can use grant funds for improvements made to building facades that are visible to the public from the street or sidewalk.

The applicant must provide a minimum of 25% match to any amount awarded. This grant is eligible for projects up to \$50,000 (\$40,000 GRIT match and \$10,000 Owner match). Less than a 25% owner match may be considered due to degree community benefit. Grant applications will be considered by the Greater Rifle Improvement Team Advisory Board for action recommendation to Rifle City Council. Rifle City Council has the final say in all GRIT grant programs.

Eligible Improvements

Only improvements made to building facades visible to the public from the street or sidewalk are eligible.

All façade improvements must comply with City of Rifle municipal code and design guidelines in addition to all necessary land use and/or permit approvals.

- Restoration and cleaning of masonry, including brick, stone, and concrete. Power washing is discouraged as a method to cleaning brick on any building receiving grant funding.

- Repair or replacement of windows. If windows are the original, historic windows, repair is preferred.
- Lighting attached to the building that accentuates signage and other significant architectural details of the building. All lighting will be reviewed on case-by-case basis to ensure it complements the building façade.
- Restoration and repair of original architectural details of the building, such as cornice and window details.
- Removal of inappropriate façade materials.
- Installation or repair of awnings.
- Repair of doors or replace of doors where it is found the proposed door complements the building façade.
- Painting or appearance changes. The color should take into consideration of the surrounding buildings and character the Rifle. Painting or changing/covering over the brick is discouraged. Public art murals may be considered depending on design, scale, and how it improves the façade.
- Architectural design assistance may be available for commercial buildings in the downtown area.

Building permit fees and other fees required by the City are not eligible for grant funding.

Applications are reviewed by the GRIT Advisory Board on a rolling basis and based on funding availability. Upon the grant award, projects must be completed within 180 days of issuance of building permit, unless the project receives an extension approval from the GRIT Advisory Board.

Preference will be given to projects that have a high visible impact on a public street and projects that seek to restore architecturally significant features of a building. The following criteria will be considered by the GRIT Advisory Board when reviewing grant applications.

- Compliance with Rifle municipal code and design standards.
- Instances where an immediate renovation would stop serious deterioration of the building's façade, or where architecturally significant features contribute to the building's character are in danger of being lost.
- Project would restore historic features of the building; if historic features can be restored, features that are being removed or alter should have high degree of aesthetic appeal and be complementary to the surrounding buildings.
- Projects involving buildings with vacant or underutilized spaces where the overall marketability of the building would be improved.
- Applications that demonstrate the applicant's capacity to complete the project.

Additional Grant Requirements

The applicant shall comply with all applicable provisions of the City of Rifle Municipal Code and the International Building Codes enforced the City. By submitting a façade Program Application, the applicant agrees to obtain all required building permits prior to starting work on the project.

How to Proceed

1. Schedule a pre-application meeting or site visit by emailing three available meeting times to Karah Brubaker, GRIT Manager. During this meeting, you will discuss the proposed project and any requirements. kbrubaker@rifleco.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.

GRIT Façade Grant Application

Applicant First Name	Katie
Applicant Last Name	Hays
Applicant Email Address	office@haysgenera.com
Applicant Phone Number	970-625-9444
Business Name	Hays Genera PC/LYHOTP LLC
Business Address	126 West 4th Street
City	Rifle
State	CO
Zip Code	81650
Detailed Project Narative	PROJECT NARRATIVE Front Entry Renovation Hays General PC — 126 W. 4th Street, Rifle, CO 81650

1. Project Overview

This narrative describes the scope of work planned for the front entry renovation at Hays General PC, 126 W. 4th Street, Rifle, Colorado. The project addresses the deteriorated concrete walkway, steps, and retaining wall serving the main entrance; cracked and peeling stucco on the front facade; and an aging front deck. The work is organized into five phases: demolition and site preparation, concrete reconstruction, stucco repair, composite decking installation, and landscape restoration. Two contractors have submitted estimates covering this scope: MNJ Construction, which priced the project as a single comprehensive bid, and Colorado Maintenance Group (CMG), which submitted two separate estimates — one for entry repairs (decking and stucco) and one for concrete work. A summary and comparison of these bids appears in Section 3.

2. Scope of Work

2.1 Demolition & Site Preparation

The existing concrete sidewalk and steps leading to the front main entrance will be removed and disposed of, along with the existing stone pony wall retaining the adjacent sod area and the existing concrete steps. Old decking boards will be removed to prepare the deck substructure for new composite decking. All demolition debris will be hauled off-site, with a dumpster maintained on-site for the duration of the work.

2.2 Concrete Reconstruction

New road base will be prepared for all concrete areas. New 8" retaining walls will be formed and poured at both the top and bottom of the retaining wall run, finished in a dark gray color to complement the building's stucco. New concrete steps will be formed and poured leading up to the sidewalk, along with a new sidewalk to the front main entrance and steps transitioning from the sidewalk to the deck, finished in a natural concrete color. All new concrete construction will meet current building code.

2.3 Stucco Repair

Stucco repair is required at two locations on the front of the building: around the window on the left side, and at the window east of the main front door. Repairs include patching cracks and peeling areas, repainting the repaired sections, and installing decorative "pop-out" trim surrounds around the two windows and the main entry door.

2.4 Composite Decking

The existing front deck boards will be removed and replaced with new Trex composite decking, in a color to be selected by the owner.

2.5 Landscape Restoration

Following completion of the concrete and demolition work, disturbed areas will be finished with new topsoil and sod, a new weed barrier, and stone to match the existing landscaping. New shrubs will be added to match the existing plantings, with a full site clean-up upon completion.

3. Bid Summary & Comparison

The following table summarizes the estimates received to date

for this scope of work.

Contractor / Estimate Scope Covered Date Amount

MNJ Construction — Estimate #359 Full scope: demolition, stucco repair (2 locations), concrete retaining walls/steps/sidewalk, landscaping restoration, and Trex composite decking 07/13/2026 \$29,275.00

Colorado Maintenance Group — Estimate #12630 (Entry Repairs) Trex composite decking replacement; stucco crack/peel repair with repaint and pop-outs at 2 windows and main entry door 06/23/2026 \$8,476.00

Colorado Maintenance Group — Estimate #12634 (Concrete Work) Remove/dispose existing concrete retaining wall and steps/sidewalk; form and pour new retaining wall, steps, and sidewalk to current code 06/23/2026 \$14,328.00

CMG Combined Total (12630 + 12634) Decking, stucco, and concrete only — excludes demolition/haul-off of the stone pony wall and landscaping restoration 06/23/2026 \$22,804.00

MNJ Construction's estimate (#359, \$29,275.00) is a single all-inclusive bid covering demolition, stucco repair, concrete work, landscaping, and decking. CMG's two estimates together total \$22,804.00 but cover a narrower scope: their concrete bid (#12634) addresses removal and replacement of the retaining wall, steps, and sidewalk, and their entry repairs bid (#12630) covers decking replacement and stucco repair with window/door pop-outs. Notably, the CMG estimates do not include removal of the stone pony wall or the post-construction landscape restoration (topsoil, sod, weed barrier, and shrubs) that is included in MNJ's bid.

Because the CMG bids exclude demolition of the stone pony wall and final landscaping, an accurate apples-to-apples comparison would require either a supplemental estimate from CMG for that missing scope or confirmation that landscape restoration will be handled separately.

4. Next Steps

- Confirm whether the stone pony wall demolition and landscape restoration will be added to CMG's scope or handled by a separate contractor.
- Select a final contractor for each phase of work (or a single contractor for the full project) based on price, availability, and scope completeness.
- Confirm decking and concrete color selections with the property owner prior to contract signing.
- Execute a signed proposal/contract and schedule the 50% deposit (where applicable) to begin work.

Architectural Renderings	<i>Field not completed.</i>
Photos of Building	GRIT Grant Photos.pdf
Project Estimates	7-29-26 GRIT Grant Estimates.pdf
Building Ownership	LYHOTP LLC Garco Assessors.pdf

Statement of Understanding & Certification by Applicant

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	Katie Hays
------	------------

Title	President
-------	-----------

Email not displaying correctly? [View it in your browser.](#)

Garfield County, CO

Summary

Account	R361949
Parcel	217716203003
Property	126 W 4TH ST, RIFLE, CO 81650
Address	
Legal	Section: 16 Township: 6 Range: 93 Subdivision: ORIGINAL TWNSTE.
Description	RIFLE Block: K Lot: 5 AND:- Lot: 6 6250 SQUARE FEET
Acres	0
Land SqFt	6250
Tax Area	100
Subdivision	ORIGINAL TWNSTE. RIFLE



[View Map](#)

Map



Owner

LITTLE YELLOW HOUSE ON THE PRAIRIE LLC
126 W 4TH STREET
RIFLE CO 81650

Land

Unit Type	OFFICES-LAND - 2120 (COMMERCIAL PROPERTY)
Square Feet	3125
Acres	0

Unit Type	SINGLE FAM.RES.-LAND - 1112 (RESIDENTIAL PROPERTY)
Square Feet	3125
Acres	0

Buildings

Building #	1
Building Type	OFFICES
Abstract Codes / (Property Type)	OFFICES-IMPROVEMENTS-2220 (COMMERCIAL PROPERTY)
Architectural Style	OFFICE
Stories	2
Frame	WOOD FRAME
Actual Year Built	1903
Gross Living Area	1,370
Total Heated SqFt	1,370
Bedrooms	2
Baths	1.5

Heating Fuel	GAS
Heating Type	FORCED AIR
Air Conditioning	CENTRAL
Roof Type	RIDGE FRAM
Roof Cover	COMP SHNGL

Building #	1
Units	1
Building Type	SFR
Abstract Codes / (Property Type)	SINGLE FAM.RES-IMPROVEMTS-1212 (RESIDENTIAL PROPERTY)
Architectural Style	1-STORY
Stories	1
Frame	WOOD FRAME
Actual Year Built	1965
Gross Living Area	308
Total Heated SqFt	308
Bedrooms	1
Baths	1
Heating Fuel	ELECTRIC
Heating Type	SPLIT DUCTLESS
Air Conditioning	SPLIT DUCTLESS
Roof Type	GABLE
Roof Cover	COMP SHNGL

Actual Values

Tax Year	2026	2025	2024	2023	2022
Actual (Market) Value	\$367,970.00	\$331,960.00	\$272,070.00	\$272,070.00	\$240,780.00
*Value Used for Local Government Assessment	\$357,930.00				
Value Used for School District Assessment	\$367,970.00				

Assessed Values

Tax Year	2026	2025	2024	2023	2022
*Local Government Assessed Value	\$73,050.00	\$89,630.00	n/a	n/a	n/a
School Assessed Value	\$73,980.00	\$89,630.00	n/a	n/a	n/a
Pre 2025 Assessed Value			\$75,910.00	\$75,910.00	\$69,820.00

Mill Levies

Tax Year	2026	2025	2024	2023	2022
*Local Government Levy		56.595	n/a	n/a	n/a
School Levy		31.112	n/a	n/a	n/a
Total Levy		87.707	80.021	70.552	75.372

Tax History

Tax Year	2026	2025	2024	2023	2022
*Local Government Taxes		\$5,072.60	n/a	n/a	n/a
School District Taxes		\$2,788.56	n/a	n/a	n/a
Taxes Billed		\$7,861.16	\$6,074.40	\$5,355.60	\$5,262.48

*HB24B-1001 established separate residential assessment rates for school district and local government residential properties property taxes beginning with the 2025 tax year. Beginning with the 2026 tax year, the legislation also provides a reduction in actual value for local government residential values. The reduction is equal to 10% of the first \$700,000 of actual value (up to a maximum reduction of \$70,000) before applying the local government residential assessment rate. A minimum assessed value of \$1,000 applies. School district taxes do not receive this value reduction. [Click here for HB24B-1001](#)

[Click here to view the tax information for this parcel on the Garfield County Treasurer's website.](#)

Transfers

Sale Date	Deed Type	Book - Page	Reception Number	Sale Price
12/17/2021	NOTICE		969517	\$0
12/21/2016	SPECIAL WARRANTY DEED		887113	\$210,000
12/21/2016	STATEMENT OF AUTHORITY		887112	\$0
7/26/2013	SPECIAL WARRANTY DEED		838558	\$0
4/30/2013	WARRANTY DEED		834784	\$125,000
9/11/2012	QUIT CLAIM DEED		824036	\$0
5/19/2010	WARRANTY DEED		786433	\$300,000
9/5/2007	WARRANTY DEED		732936	\$271,000
8/6/2004	WARRANTY DEED	1612-161	657510	\$140,000
2/28/1980	PERSONAL REP DEED	0544-0972	302210	\$0
8/16/1965	DECREE OF HEIRSHIP	379-185	236041	\$0
10/25/1963	WARRANTY DEED	353-597	223214	\$0

Historical Property Documents

[Click here to view Property Related Public Documents](#)

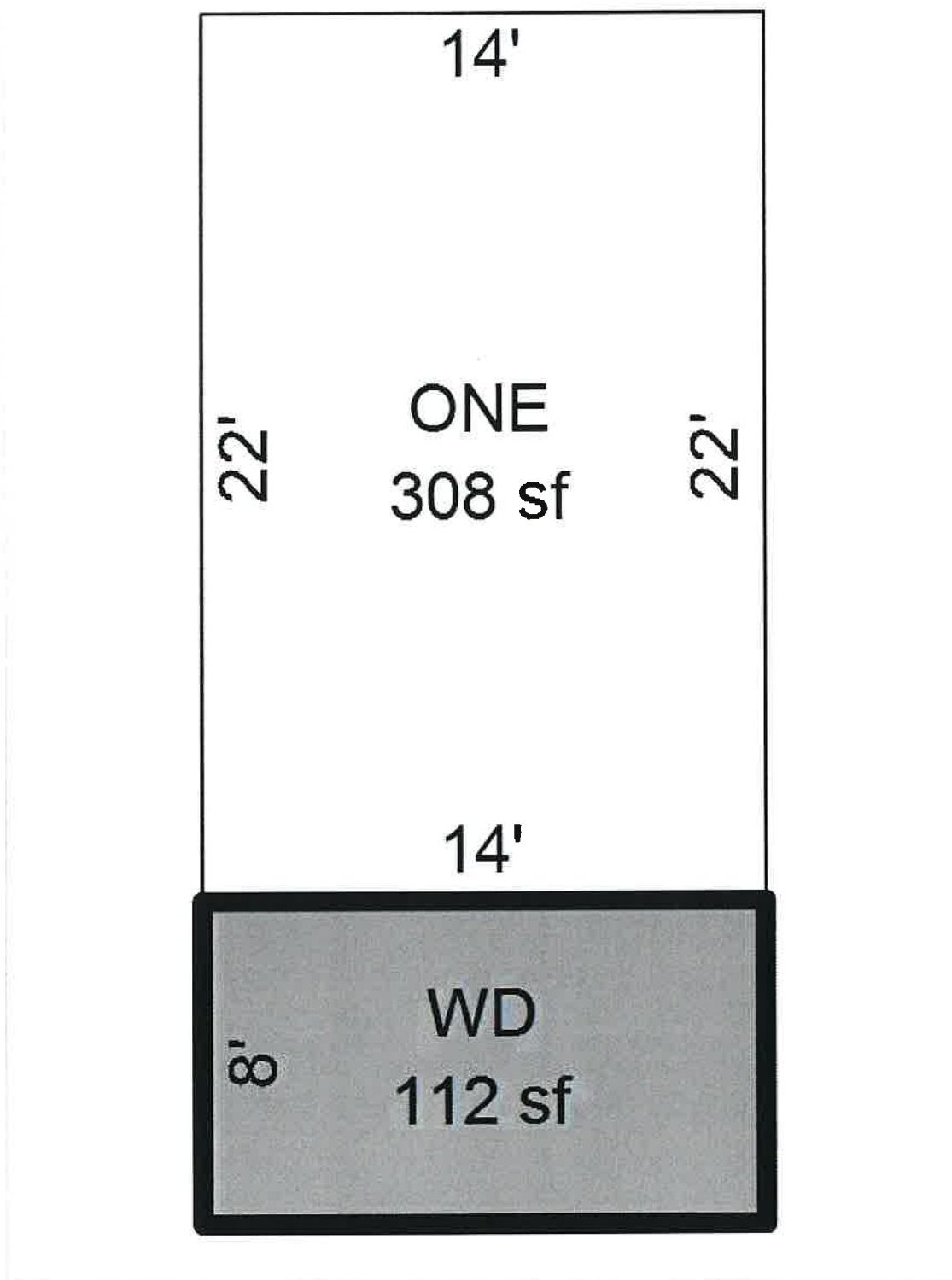
Photos



Sketches



Sheet 1 of 1, Area 50,000 sq ft



MNJ Construction

PO Box 1050
Silt, CO 81652-1050 USA
(970) 456-7673
MandJconstruction@icloud.com

Estimate

ADDRESS
Hays Genera PC

ESTIMATE 359
DATE 07/13/2026

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Demo	Remove existing concrete walls at sidewalk. Remove existing stone pony wall retaining sod area. Remove concrete steps. Remove existing concrete sidewalk and steps going to front main entrance. remove old decking boards and prepare for new trex decking. Dispose of all debris. maintain dumpster onsite for all trash.	1	6,800.00	6,800.00
	Services	repair stucco around left side window. repair stucco at window east of main front door.	1	3,500.00	3,500.00
	Concrete	Prepare with new road base all new concrete. Form and pour for new 8" walls at both bottom and top retaining walls. Color of concrete to be Dark gray to match as much of the stucco color as possible. Pour new retaining walls. Form and pour for new steps going up to side walk. Form and pour new sidewalk to front of main entrance, and pour new steps stepping from sidewalk to deck. Color of steps and sidewalk will be a natural concrete color.	1	15,100.00	15,100.00
	Landscape	finalize with adding new top soil and sod on any disturbed area. Add new weed barrier and add stone to match existing with new shrubs to match existing. finalize with full clean up	1	2,400.00	2,400.00
	Composite decking	Install new Trex decking. Color to be determined.	1	1,475.00	1,475.00

TOTAL

\$29,275.00

Accepted By

Accepted Date



COLORADO MAINTENANCE GROUP

P.O. Box 152
Rifle, CO 81650
970-625-4050 (Phone)
970-625-4090 (Fax)

ESTIMATE

Date	Estimate #
6/23/2026	12630

Name / Address	Job Location / Address
HAYS GENERA PC 126 W. 4TH STREET RIFLE CO 81650	ENTRY REPAIRS

Description	Total
SUPPLY ALL LABOR AND MATERIAL TO REMOVE AND REPLACE EXISTING FRONT DECK BOARDS WITH TREX COMPOSITE DECKING IN OWNERS CHOICE OF COLOR.	3,276.00
SUPPLY ALL LABOR AND MATERIAL TO REPAIR ALL CRACKS AND PEELING STUCCO ON FRONT OF BUILDING ONLY. THIS PRICE INCLUDES REPAINTING OF REPAIRED AREAS. THIS PRICE ALSO INCLUDES INSTALLATION OF "POP" OUTS AROUND 2 WINDOWS AND MAIN ENTRY DOOR.	5,200.00

WE PROPOSE TO FURNISH MATERIALS AND LABOR IN ACCORDANCE WITH ABOVE SPECIFICATIONS FOR THE SUM OF:

Total	\$8,476.00
--------------	------------

PROPOSAL MUST BE SIGNED AND RETURNED BEFORE WORK WILL BE SCHEDULED. A 50% DEPOSIT IS DUE UPON ACCEPTANCE OF PROPOSAL. BALANCE IS DUE IN FULL UPON COMPLETION OF PROJECT

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATIONS OR DEVIATIONS FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN CHANGE ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THIS CONTRACT AMOUNT. ALL AGREEMENTS ARE CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. OUR WORKERS ARE FULLY COVERED BY WORKERS COMPENSATION INSURANCE. ALL INVOICES OVER 30 DAYS PAST DUE ARE SUBJECT TO A 2% PER MONTH FINANCE CHARGE. PLUS A LATE FEE OF \$35.00. THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.

THE ABOVE PRICES AND SPECIFICATIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. I AGREE TO MAKE PAYMENT AS OUTLINED ABOVE. THIS PROPOSAL SHALL BECOME A PART OF ANY OTHER MASTER CONTRACT ENTERED INTO BY COLORADO MAINTENANCE GROUP AND THE SIGNING PARTY.

ACCEPTANCE OF PROPOSAL: _____ **DATE:** ____/____/____

AUTHORIZED SIGNATURE (COLORADO MAINTENANCE GROUP) _____ **John Starr** _____



COLORADO MAINTENANCE GROUP

P.O. Box 152
Rifle, CO 81650
970-625-4050 (Phone)
970-625-4090 (Fax)

ESTIMATE

Date	Estimate #
6/23/2026	12634

Name / Address	Job Location / Address
HAYS GENERA PC 126 W. 4TH STREET RIFLE CO 81650	CONCRETE WORK

Description	Total
SUPPLY ALL LABOR AND MATERIAL REMOVE/DISPOSE OF EXISTING CONCRETE RETAINING WALL BY ENTRY SIDEWALK. FORM AND POUR NEW CONCRETE RETAINING WALL TO CURRENT CODES.	8,233.00
SUPPLY ALL LABOR AND MATERIAL TO REMOVE/DISPOSE OF EXISTING CONCRETE STEPS BY MAIN SIDEWALK, REMOVE/DISPOSE OF EXISTING SIDEWALK TO ENTRY. FORM AND POUR NEW STEPS AND SIDEWALK TO CURRENT CODE.	6,095.00

WE PROPOSE TO FURNISH MATERIALS AND LABOR IN ACCORDANCE WITH ABOVE SPECIFICATIONS FOR THE SUM OF:

Total \$14,328.00

PROPOSAL MUST BE SIGNED AND RETURNED BEFORE WORK WILL BE SCHEDULED. A 50% DEPOSIT IS DUE UPON ACCEPTANCE OF PROPOSAL. BALANCE IS DUE IN FULL UPON COMPLETION OF PROJECT

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATIONS OR DEVIATIONS FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN CHANGE ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THIS CONTRACT AMOUNT. ALL AGREEMENTS ARE CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. OUR WORKERS ARE FULLY COVERED BY WORKERS COMPENSATION INSURANCE. ALL INVOICES OVER 30 DAYS PAST DUE ARE SUBJECT TO A 2% PER MONTH FINANCE CHARGE. PLUS A LATE FEE OF \$35.00. THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.

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ACCEPTANCE OF PROPOSAL: _____ **DATE:** ____/____/____

AUTHORIZED SIGNATURE (COLORADO MAINTENANCE GROUP) _____ **John Starr** _____





















COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



MEMORANDUM

TO: Greater Rifle Improvement Team
FROM: Zach Higgins, Community Development Director
DATE: May 12, 2026
SUBJECT: GRIT Façade Grant Program – Final Amendments

Façade Grant Program Outline

Greater Rifle Improvement Team (GRIT) Façade Improvement Grant Program

Financial assistance is available to eligible property owners and authorized business tenants who wish to make exterior improvements to commercial buildings within the City of Rifle.

The GRIT Façade Improvement Program is intended to encourage investment in building façades, enhance community character, and improve economic vitality.

Funding Structure

- The applicant must provide a minimum of 25% match to any amount awarded. The annual grant availability is up to \$40,000. Less than a 25% owner match may be considered based upon degree of community benefit. The applicant must provide a minimum match toward the total grant request.
- Grant applications will be considered by the Greater Rifle Improvement Team Advisory Board for action recommendation to Rifle City Council. Rifle City Council has final say in all GRIT grant programs.
- Grant funds shall be distributed on a reimbursement basis following project completion, submission of required documentation, and verification by City staff.

Who Can Apply

Eligible applicants include property owners and business tenants (with written property owner authorization) for commercial buildings within Rifle city limits.

- Properties must not have outstanding zoning, building code, or municipal violations.
- All property taxes, utility bills, and other financial obligations to the City must be current.

Eligible Façade Improvements

Only improvements visible from the public right-of-way that create a significant visual impact are eligible.

- Exterior painting and/or paint removal
- Masonry and stucco repair and restoration
- Windows and doors
- Exterior lighting
- Permanent signage, such as monument, projecting, or wall
- Storefront rehabilitation or reconstruction
- Removal and replacement of exterior finishes (vinyl siding excluded from replacement materials)
- Accessibility (ADA) improvements

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



- Other architectural elements that enhance façade quality
- Patios, including base and railings
- Permanent landscaping elements (retaining walls, attached planters, period appropriate fencing materials)

Ineligible Improvements and Costs

The following are not eligible for grant funding:

- Improvements completed prior to grant approval
- Interior or improvements not visible from the public right-of-way
- Routine maintenance and cleaning
- Non-permanent fixtures (e.g., furniture, planters)
- Applicant labor ("sweat equity")
- Business operating expenses (payroll, utilities, etc.)
- Refinancing of existing debt

Eligible Project Costs

Total redevelopment Eligible costs (Grant and non-grant) may include:

- Construction materials and labor
- Design and architectural services
- Utility upgrade costs
- Building Permits

Total redevelopment Ineligible costs (Grant and non-grant) include:

- Property acquisition
- Regular building utility costs
- Ongoing operational expenses
- Insurance, taxes, or loan payments
- Worker support (meals, transportation, uniforms, etc)

Application Process

- Applications may be reviewed on a scheduled cycle or at defined intervals based on available funding. Applications will be reviewed by City staff and presented to the GRIT Advisory Board for recommendation to Rifle City Council.
- The GRIT Advisory Board will evaluate applications using a defined scoring system.

Project Criteria and Selection

Projects will be evaluated based on a scoring system that may include:

- Visibility and impact on the public realm
- Contribution to historic preservation
- Economic and community impact
- Building condition and urgency of improvements
- Applicant readiness and capacity to complete the project

Additional Grant Requirements

- Applicants must comply with all applicable municipal codes and obtain all required permits prior to beginning work. The applicant is responsible for maintaining the property and improvements.

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



- The City may use project images for promotional purposes.

How to Proceed

1. Schedule a pre-application meeting with City staff.
2. It is highly encouraged, but not required to contact Main Street Colorado for a design consultation. Please contact Larry Lucas from the Department of Local Affairs at (720) 402-9303.
3. Complete the application, including:
 - Project narrative
 - Scope of work is required
 - Planning Department comments/review
 - Visual materials or renderings
 - Photos of existing conditions
 - Contractor bid(s) or estimate(s)
 1. Grant requests under \$5,000 (one mandatory, two preferred)
 2. Grant requests over \$5,000 (two mandatory)
 - Proof of ownership or authorization
4. Submit application for final review.
5. Applications will be reviewed and scored, with final approval determined by the Rifle City Council.

All applications must be physically returned to:

Rifle City Hall

202 Railroad Ave., Rifle, CO 81650

Or electronically sent to:

zhiggins@rifleco.org

Construction Process

1. Renovation/rehabilitation work must be started within three (3) months of grant approval and completed within twelve (12) months of approval. Depending on the scope of a project, extensions may be requested on a case-by-case basis. City Staff reserves the right to cancel this agreement in the event of a failure to comply with this schedule.
2. The applicant is responsible for obtaining all building permits and any other required permits for the work to be completed. The applicant is responsible for conformance with all applicable safety standards and conditions.
3. The applicant agrees to maintain the property and improvements for a period of twelve (12) months following completion and acceptance of scope of work.
4. The applicant agrees to provide an "after picture" of the improvements.
5. The City of Rifle Façade Grant Program may promote an approved project including, but not limited to, displaying a GRIT sign at the site, during and after construction, and using photographs and descriptions of the project in GRIT or City of Rifle marketing materials.

Reimbursement

1. Once work is completed, the applicant must submit an "after picture" and final receipt/bills within 45 days of project completion.
2. City Staff inspects and verifies completed work.
3. Should the final product be consistent with the City's approvals, reimbursement of funds to the applicant will be authorized.



Agenda Item #6.d.

Agenda Item Name:

Discussion and possible action regarding Flora Materials Letter of Support

Presenter:

Karah Brubaker, Economic Opportunity Specialist II

Item Description:

Letter of Support from the Greater Rifle Improvement Team (GRIT) for Flora Materials' application to the Colorado Office of Economic Development and International Trade (OEDIT) Advanced Industries Grant Program.

Recommended Action:

Move to approve the GRIT letter of support for Flora Materials OEDIT Advance Industries Grant application.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

Flora Materials is seeking funding through the Colorado Office of Economic Development and International Trade (OEDIT) Advanced Industries Grant Program to support the relocation and expansion of its manufacturing operations to Rifle. The proposed project aligns with GRIT's mission by supporting and strengthening local industry, creating employment opportunities, and encouraging investment within the community. Staff has prepared a Letter of Support for the Board's consideration.

Executive Summary:

The Board is asked to consider a Letter of Support for Flora Materials' application to the OEDIT Advanced Industries Grant Program. The proposed letter expresses GRIT's support for the company's planned manufacturing expansion in Rifle and recognizes the anticipated economic benefits, including local investment, workforce development, and employment opportunities.

Notification Requirements:

N/A

Prepared By:

Karah Brubaker, Economic Opportunity Specialist II

Attachments:

1. Support_Letter_Flora_Materials_2026



August 27, 2026

Rama Haris
Advanced Industries Senior Manager
Colorado Office of Economic Development and International Trade
Advanced Industries Grant

RE: Letter of Support for Flora Materials' OEDIT Advanced Industries Grant

Dear Ms. Haris:

On behalf of the Greater Rifle Improvement Team (GRIT), I am writing to express strong support for Flora Materials' application to the Colorado Office of Economic Development and International Trade's (OEDIT) Advanced Industries Grant. We believe this funding will help Flora Materials establish and grow its manufacturing operations in Rifle, bringing lasting economic and workforce benefits to both our community and the State of Colorado.

The Greater Rifle Improvement Team (GRIT) serves as the City of Rifle's advisory board and Main Street program. GRIT works to strengthen Rifle through business retention, downtown revitalization, placemaking, and initiatives that enhance economic vitality and quality of life for residents and businesses.

Flora Materials represents the type of innovative manufacturer our community is eager to support. Providing Rifle citizens skilled positions and competitive wages, reducing commuting, strengthening workforce retention, and keeping economic activity within our local economy. Attracting advanced manufacturing also supports Colorado's innovation economy while increasing economic resilience on the Western Slope. The project supports business growth, and advances Colorado's advanced manufacturing sector. We are confident Flora Materials will become a valued employer and community partner in Rifle.

GRIT respectfully encourages favorable consideration of Flora Materials' application for the Advanced Industries Grant. We appreciate your commitment to supporting innovative Colorado businesses and thank you for your consideration.

Sincerely,

Lydia Allen

Chair, Greater Rifle Improvement Team (GRIT)



Agenda Item #7.a.

Agenda Item Name:

Administrative Report — Karah Brubaker

Presenter:

Karah Brubaker, Economic Opportunity Specialist II

Item Description:

Receive an update from Main Street Manager on current projects and organizational initiatives.

Recommended Action:

N/A

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

N/A

Notification Requirements:

N/A

Prepared By:

Karah Brubaker, Economic Opportunity Specialist II

Attachments:

1. GRIT_Admin_Report_Aug_2026



CITY OF RIFLE

Community Development

Staff Report

Economic Opportunity Specialist II / Main Street Manager
Board Meeting | August 11, 2026 | 12:00 PM

Project Updates

Business Impact Grant

- City Council has approved the Business Impact Grant for businesses affected by the West 3rd Street and Park Avenue construction project.
- The program provides reimbursement grants of up to \$2,000 for eligible businesses experiencing impacts from construction.
- I am currently reaching out to approximately 13 eligible businesses to provide program information, answer questions, and encourage applications.

GRIT Grant Awards

- City Council has approved the most recent round of GRIT grant awards.
- Check requests have been submitted to the Finance Department, and award recipients have been notified.

Misters

- The budgeted misters are being ordered. Installation will be coordinated once materials arrive.

Downtown Shade Structures

- Pricing is being obtained through cooperative purchasing programs as we work through the City's procurement requirements.

Pocket Park (DDA)

- Staff have received preliminary concepts and pricing from two park equipment vendors for the proposed pocket park project.
- Current estimates place the project in the **\$100,000–\$200,000** range, depending on the final design, amenities, and site improvements.
- Staff will continue refining the project scope, identifying funding opportunities, and bringing recommendations forward as the project progresses.

Wayfinding Project

- The Wayfinding Request for Proposals (RFP) has been submitted to Procurement for release. Our goal is for City Council to consider awarding a contract on **September 16**.

GRIT Website Enhancements

- Work is underway to expand the GRIT website to better showcase projects, grant programs, investments, and the community impact of GRIT. T

- The goal is to improve public awareness and transparency regarding how lodging tax dollars are invested and working for Rifle citizens.

Community Engagement

Community Event Survey

- Implement a QR code linked to a short survey that can be promoted at GRIT-supported events to gather community feedback on event experiences and identify what residents would like to see more of in the future.

Third Thursday Awareness

- Beginning with upcoming Third Thursday events, I would like to include one or two brief announcements recognizing that the event is **powered by GRIT and funded through the City's Lodging Tax**.

Lodging Tax Outreach

- Informational handouts explaining the Lodging Tax and the projects it supports for distribution at the GRIT booth during Third Thursday.
- GRIT Board members are encouraged to spend time at the booth engaging with residents, answering questions, and helping educate the public about GRIT and the upcoming Lodging Tax ballot measure.

Board Activity

Downtown Walking Tour

- Walking tour September GRIT meeting. The goal is to walk downtown with fresh eyes, document opportunities for beautification, and identify areas where we'd like to focus future improvement efforts.

Strategic Planning

- As you walk downtown, I encourage each Board member to think of the drafted Strategic Plan. What improvements would have the greatest impact on quality of place, economic vitality, and community pride? The observations and ideas gathered during the walking tour will help finalize GRIT's strategic plan.

Board Development

- Explore opportunities to strengthen board engagement, improve attendance, and encourage long-term member involvement. One concept being evaluated is the potential for qualified individuals to serve on both GRIT and DDA, helping improve coordination while maintaining each board's separate roles and responsibilities.



Agenda Item #7.b.

Agenda Item Name:

Events Report — Delaney Passmore

Presenter:

Delaney Passmore, Administrative Assistant

Item Description:

N/A

Recommended Action:

N/A

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

N/A

Notification Requirements:

N/A

Prepared By:

Karah Brubaker, Economic Opportunity Specialist II

Attachments:

None