

Region 9 EDD Board of Directors Meeting Minutes
January 29, 2026

9:00 AM

Holiday Inn and Suites Hwy 160, Durango CO

Attendance:

Elected at this meeting*

Dan Fernandez, Dolores County At Large
Chauncey McCarthy, Town of Rico
Colton Black, Southern Ute Tribe
Scott Baker, City of Cortez
Leigh Reeves, Town of Dolores
Weylin Ryan, Town of Ignacio*
Jenny Green, Town of Pagosa Springs
Cassie Alexander, Montezuma At Large
Colleen O'Brien, La Plata County At Large
Willy Tookey, San Juan County
Mary Jo Coulehan, Archuleta At Large
Cathleen Giovanni, Archuleta County
Shawn Gregory, Montezuma At Large
Dana Kranker, Town of Silverton
Janae Hunderman, La Plata At Large
Justin Osborn, La Plata At Large
Tommy Crosby, City of Durango
Matt Salka, La Plata County
Mark Garcia, Town of Ignacio
Cindi Galabota, Archuleta At Large*
John Waters, Town of Bayfield
Kent Lindsey, Montezuma County
Nick Manning, Town of Mancos
Gilda Yazzie, City of Durango

Region 9: Laura Lewis Marchino, Shak Powers, Jenny Stollar, Shirley Jones, Irina Hauser, Terry Blair-Burton, Audrey Royem, Ricardo Arrieta, Allyson Barker, Tiffany Broderson, and Stephani Burditt

Guests: Clyde Church; Poullette Church; Mary Shepherd, SBDC; Chris Tookey; Heather Otter, SCAPE; Wyatt Bair, Senator Bennet's Office; Lisa Pool, Senator Hickenlooper's Office

Willy Tookey, Board Chair, called the meeting to order at 9:08 am

C. Consent Agenda

1. Board of Director's Quarterly Meeting Minutes from Sept. 25, 2025

In the packet was the Quarterly SWCCOG/Region 9 EDD Board of Directors meeting minutes from Sept. 25, 2025.

2. Executive Committee Meeting Minutes from December 2, 2025

In the packet was the Region 9 EDD Executive Committee minutes from December 2, 2025.

3. Region 9 EDD Employee Manual Updates

Per review of the Employee Manual by our HR consultant, there are proposed changes identified in red.

4. Loan Loss Adjustment through December 31, 2025

In the packet were the recommended changes to the loan loss to estimate the loan portfolio risk by fund and loan. This adjustment is done quarterly and already included in the financial statements.

5. Affirm Executive Committee December Action (CBDO)

In the packet are the changes to the articles of incorporation that were approved by the Executive Committee due to the timing of the application. Also included are the Executive Committee approved changes to the loan policies.

Leigh Reeves made the motion (Dayna Kranker second) to approve the consent agenda as presented. Motion passed unanimously.

D. Business of Annual Meeting (Action Required)

1. Election of New and Continuing Board members

The following board members (including alternate as applicable) have expiring terms: Willy Tookey, Colleen O'Brien, Dan Fernandez, Janae Hunderman, Chauncey McCarthy, Scott Baker (Drew Sanders), Beth Cascadden, Veronica Medina (Cathleen Giovannini), Nick Manning* (Andres Esparza), Colton Black (Meade Harbison), Leigh Reeves, and Kent Lindsay (Jim Candelaria). For those with terms expiring, Region 9 staff reached out regarding their interest in continuing. The starred individuals have terms expiring before the two-year term. This list does not include retirements or resignations. **The recommended action is to approve the listed Board members for an additional two-year term.**

Mary Jo Coulehan made the motion, Jenny Green second, to approve the following for an additional two-year term: Willy Tookey, Colleen O'Brien, Dan Fernandez, Janae Hunderman, Chauncey McCarthy, Scott Baker (Drew Sanders), Beth Cascadden, Veronica Medina (Cathleen Giovannini), Nick Manning* (Andres Esparza), Colton Black (Meade Harbison), Leigh Reeves, and Kent Lindsay (Jim Candelaria). Motion passed unanimously

New Board members:

Due to the retirement of Mary Jo Coulehan, there was Archuleta at-large position available, and Mary Jo brought several names forward. Staff outreached potential candidates and Cindi Galabota, the CSU Extension Agent in Archuleta County, expressed interest in the position. Her resume was included in the board packet.

Also with Mark Garcia's retirement, Weylin Ryan, Ignacio's incoming Town Manger expressed interest in the Town of Ignacio seat on the Board. The recommended action is to approve Cindi Galabota for the Archuleta at-large position and Weylin Ryan to the Ignacio seat on the Region 9 EDD and SWCCOG Board of Directors.

Dayna Kranker made the motion, Janae Hunderman second, to approve Weylin Ryan's appointment to the Town of Ignacio seat on the Region 9 EDD and SWCCOG Board of Directors. Motion passed unanimously.

Mary Jo Coulehan made the motion, John Waters second, to approve Cindi Galabota's appointment to the Archuleta At Large position on the Region 9EDD and SWCCOG Board of Directors. Motion passed unanimously.

2. Election of Officers

Region 9 Officers are elected annually by the membership. The current officers are Willy Tookey, Chair; Mary Jo Coulehan, Vice Chair; Dan Fernandez, Secretary; and Colleen O' Brien Treasurer. Cassie Alexander is interested in the Treasurer position and has met with Colleen regarding it. Dan Fernandez is interested in the Secretary position. Chauncey is interested in the Vice Chair position and Willy Tookey is willing to stay as Chair however, all are open to others who might be interested.

Willy Tookey Board Chair, asked for any other nominations three times.

The recommended action is to approve the slate of officers to the Executive Committee.

(Identify final slate of candidates)

Matt Salka made the motion, Mary Jo Coulehan second, to approve the appointment of the following slate of officers to the executive committee: Willy Tookey, Board Chair; Chauncey McCarthy, Vice Chair; Dan Fernandez, Secretary; Cassie Alexander, Treasurer. Motion passed unanimously.

3. Election of Executive Committee Members

In addition to the four officers, there are three additional members on the Executive Committee. They are currently Chauncey McCarthy, Tommy Crosby and Cassie Alexander. With Mary Jo Coulehan leaving the Board, the Executive Committee would like to fill her position with an Archuleta County representative, and Jennie Green was asked about serving due to having the tenure of the Archuleta representatives on the Board. She is interested in serving on the Executive Committee. **The recommended action is to approve Jennie Green to the Executive Committee as well as reaffirm the appointment of Tommy Crosby and Colleen O'Brien.**

Willy Tookey, Chair, asked the floor three times for any other nominations.

Chauncey McCarthy made the motion, Leigh Reeves second, to approve the appointment of Jenny Green and reaffirm the appointments of Tommy Crosby, and Colleen O'Brien to the Executive Committee. Motion passed unanimously.

4. Resolution #26-01 Signature Authority

In the packet was Resolution #26-01 which identifies the Executive Director, Deputy Director and Board Chair to have signature authority on Region 9 EDD and SWCCOG documents (per the SWCCOG Contract with Region 9 EDD) as identified.

Colleen O'Brien made the motion, Leigh Reeves second, to approve Resolution 26-01 Signature Authority. Motion passed unanimously.

5. Annual Loan Portfolio Report (FYI)

In the packet was a list of all current loan clients which is provided at the Annual meeting. The name of any loan client and the amount loaned is public information. **This is for the Board's information.**

6. Loan Partner of the Year Presentation

This award was established by Region 9's Loan Committee which includes 12 appointed members, two from each county and two at-large. The awardee is chosen based on several criteria including their professionalism with clients, community impact, and collaboration with the Business Loan Fund. Previous winners have included Cassie Alexander with First National Bank of Cortez and Board member, the Southwest Small Business Development Center and the Colorado Forest Service for their partnership with us on the Forest Service Loan Fund. This year's Lender Partner of the Year Award has worked creatively with our Loan Fund to grow the arts and culture industry. This awardee has assisted artists and events through the Durango Creates and several other grant opportunities, referring them to Region 9 for short-term loans to financially support their program before grant reimbursement. This awardee constantly looks for opportunities to collaborate. The Region 9 Loan Committee recognized Tommy Crosby, City of Durango, with the 2025 Loan Partner of the Year Award which was presented by Jenny Stollar, Region 9 EDD Loan Officer.

7. Ed Morlan Econ. Dev. Leader of the Year Presentations

The Ed Morlan Economic Development Leader of the Year award honors an individual each year for their leadership in economic and community development above and beyond their paid job. The award was first given in 2001, and some previous winners include Joe Theine with SW Memorial Hospital, Bernadette Cuthair with the Ute Mt Ute Tribe and last year the award went to Kris Oyler, managing partner of El Moro, Steamworks, and Home Slice Pizza restaurants in Durango with 400+ employees. He has a long list of community and state involvement, and with Region 9 as a past loan client and current Vice Chair of the Loan Committee. This year, the Board recognized someone who has contributed many years to the region as soon as Southwest Colorado became his community of choice. This individual is known for his role on Region 9 EDD Board and as a La Plata County Commissioner. This year's awardee helped to establish the Dolores County Development Corporation and the Weber Business Park in Dove Creek. He is also a long-time Rotarian, and past Chair of the Southwest Colorado Workforce Board including his tenure on Region 9's Board of Directors. This is all after a long career in the semiconductor industry. The 2025 Ed Morlan Economic Development Leader of the Year Award was presented to Clyde Church. The award was presented by Dan Fernandez, Board Secretary.

8. Recognition

At the request of the Executive Committee, Region 9 EDD has several Proclamations that they presented to some retiring Board members and former Region 9 EDD staff.

Recognized:

Mary Jo Coulehan, Former Region 9 EDD Board Member.

Clyde Church, Former Region 9 EDD Board member and retired La Plata County Commissioner.

Mark Garcia, Former Region 9 EDD Board member and retired Town of Ignacio Manager.

Brian Rose, Former Region 9 EDD Deputy Director.

Heather Otter, Former Region 9 EDD Employee and current Director of SCAPE.

E. Financial Report – Shirley Jones

1. Approve Financial Statements through December 31, 2025

In the packet was the Region 9 EDD financial statements from October 1, 2025, through December 31, 2025, which include a summary sheet, the Statement of Revenues & Expenditures with a Budget Comparison and the Balance Sheet. The Statement of Revenues & Expenditures shows a year-to-date

revenue of \$819,440, which is 25.75% of the budget. Total expenditure was \$856,277 for net revenue over expenditures of negative \$36,786. This report also contains the year-to-date Budgeted Revenue & Expenditures, prior Year-to-Date actuals, and the percentage used of the current total budget. The Balance Sheet has total assets of \$15,320,803, total liabilities of \$3,140,386 and net assets of \$12,180,417.

Items of note:

- Region 9 interest income on invested funds remains above budget.
- We are 25% through the year and we are on track for both revenue and expenditure.

The recommended action is to approve the December 31, 2025, financial Statements as presented.

Discussion: A question was asked about whether the pie chart shown was representative of the current past quarter or the historical distribution. Answer, it is representative of current past fiscal quarter and first fiscal quarter only. A question was asked about clarifying the meaning of the formatting where some are in parenthesis. Answer, parenthesis are used to indicate a loss.

Colleen O'Brien made the motion, Leigh Reeves second, to approve the December 31, 2025 financial statements as presented. Motion passed unanimously.

2. **Region 9 Audit Update (FYI)**

Hinton Burdick is in the midst of the Region 9 EDD audit for the fiscal year ending September 30th. The Finance Department submitted all requested information and expect a draft by March and will bring the final audit to the Board of Directors at the April meeting. Also, for the Board's information, Hinton Burdick has been purchased by Squire, a larger accounting firm based in Utah. This will not impact this year's audit process or cost, but it might in the future. Shirley was available to answer questions.

Discussion: No Discussion.

F. **Program Reports**

1. **Hiring Pain to Talent Gain – Workforce Presentation – Janae Hunderman**

For the Board's education, At-large member Janae Hunderman was asked to discuss her regional workforce work and opportunities for local governments. In the presentation, Janae Hunderman provided statistics related to the regional workforce, and career outcomes for Fort Lewis College graduates. The presentation also included an analysis of how current socio-economic trends are likely to affect the workforce in the coming years such as, the low birthrate, high rates of early retirement, reduced immigration, and the current low unemployment. The presentation went into detail about how Fort Lewis is providing classes for the current workforce to stay up to speed with the quickly evolving technologies and skills, as well as the work to obtain internships for a higher percentage of students.

Discussion: A question was asked regarding whether FLC curriculums are changing to adapt to changing needs in the professional environment, especially in fields such as computer science where AI is having a greater negative impact. Answer, yes curriculums, especially for computer science and technology fields, are currently being reviewed. A question was asked about how FLC graduate data compares to other colleges. Answer, alumni data is hard to track further from graduation as many alumni do not maintain contact with the college to keep career data up to date.

2. **SCAPE Presentation – Heather Otter**

Heather Otter attended the meeting and provided an update on the SCAPE Program. In the presentation, Heather gave an overview of SCAPE's impact and work since being established in 2012. The presentation included statistics on the greater impact of a single job creation in the communities of Region 9 compared to larger cities such as Denver and the amount of jobs SCAPE has helped to create through its work with entrepreneurs. Several parts of SCAPE's work was highlighted, including the entrepreneur networking for mentorships to increase success, and the help it provides in connecting entrepreneurs to funding that will get their business started. A list of businesses throughout the region that SCAPE has worked with was included in the presentation.

3. Enterprise Zone – Terry Blair Burton

- a. Year End EZ Annual Report – Staff has begun work on the 2025 Year-End Report of all Enterprise Zone data for the State. The report is due at the end of February and will be shared with Board members and posted on the Region 9 EDD website.
- b. Boundary Redesignation – The new Enterprise Zone boundaries became effective January 1st, and the maps are available on Region 9's website and the OEDIT website.

Montezuma, San Juan and Archuleta are completely in the Enterprise Zone and La Plata has some eligible areas, with all of Dolores County, except for Dove Creek, being eligible. Since the last meeting, significant outreach has occurred. Staff provided information on the new boundaries via a Zoom webinar to all interested businesses and tax accountants with in-person presentations to the Durango Chamber, Pagosa Springs Lunch and Learn, and the City of Cortez. The webinar is available on Region 9's YouTube channel which is linked to Region 9 EDD's website. Terry has reached out to impacted businesses and provided a list to area accountants of businesses that are no longer eligible. Those businesses could be grandfathered. Grandfathering decisions were made at the end of January. The new boundaries will be reviewed every year, but unless eligibility changes and Region 9 requests amendments, these boundaries remain in place for the next 10 years (2035).

Discussion: Question about having heard about affordable housing credits and how communities can take advantage of those tax credits. Answer, an organization such as the Housing Authority in Ignacio could apply as an organization for the tax credits but a general contractor cannot. A question was asked whether it is possible to retroactively apply the tax credits to a project. Answer, No.

4. Regional Projects Report- Shak Powers

- a. In the packet was an update on Housing, Broadband and Transportation since the last meeting and Shak provided an overview and answered questions.
- b. **Broadband:** The update included information about progress of installing internet fiber through the region including that fiber is expected to go live for Cortez by third quarter, and the work with Clear Networks to connect from Durango to Three Springs, to the Southern Ute Tribe. The presentation also addressed developments in the Non deployment funds. These are funds that were given to the State of Colorado (\$400 million) by the Federal government, however the Trump administration has issued an executive order that states with AI laws (i.e. Colorado) will have those funds revoked. The Trump administration also prefers Satellites over fiber. Region 9 EDD requested all board members to reach out to their representatives to pressure for a deal to be made that will keep the funds supporting the broadband project on the table.

Discussion: Comment that Shak was selected for a committee that has been formed to petition the state government, regarding the funding issues. Question was asked regarding the likely success for retaining BEAD act funding. Answer, hopefully, however the AI executive order makes that difficult as long as the laws remain in place. Comment that state is considering moving to repeal the AI laws.

- c. **Housing:** HNH automation and housing needs assessment in perpetuity. Well underway into automating housing needs. The State Legislative session has begun and there are at least 7 housing bills on table. Homeless count in the region took place this week. That information is part of how Urban Development decides to distribute funding.
- d. **Transportation:** TPR meetings are now on the Region 9 EDD YouTube Channel. CDOT has recommended moving the TPR meetings to quarterly.

Discussion: Comment was made commending Shak Powers' work.

5. Grant Navigator Year In Review –Tiffany Brodersen

- a. In the packet was a year-end report summarizing the work of Region 9's grant writer and the final year of funding for the Grant Navigator Program. Tiffany was at the meeting to provide highlights. The presentation included information that although the Grant Navigator program has finished, work is continuing. In addition, updates on how many organizations are trending away from applying for federal government grants and towards local and state grants where funding feels more reliable. Tiffany was also selected to work on a national cohort to address the grants.gov website. It was noted that there are many trainings on grants.gov that are ideal for those new to grant writing.

Discussion: Comment was made commending Tiffany's work. A question was asked about public-private partnerships that some are finding it hard for governments or entities that cannot work as the developer for housing projects. And whether there other pathways that Region 9 could act as that partner. Example was given that Dolores is running the grant for a private entity who is working as the developer. Comment that it is important to keep the communication lines open about how these partnerships are working and what lessons are learned in the process.

6. Economic Development – Audrey Royem

- a. **CEDS Update:** Audrey Royem provided an overview of the CEDS Evaluation Framework, with referenced documents provided in the packet. The CEDS update included information about the development of the 2026 CEDS, and work to strengthen regional planning. The overview included information about work coordinating with the CU Leeds School of Business, Fort Lewis College, and Informational Services, Inc. This work was about applying a layered framework to reflect how the foundational needs of the region, such as water, healthcare, housing, childcare, and workforce, shape long term economic stability. The goal of the 2026 CEDS is function not just as a planning document, but as a tool that communities, partners, and Region 9 staff can use sustainably. In addition to CEDS, Audrey provided information about her work coordinating with local governments and economic development organizations, tribal partners, as well as state and regional agencies.

Discussion: no discussion.

G. Business Loan Fund

1. Portfolio and Delinquency Report (*Confidential*) and New Loans

In the packet was the loan portfolio and delinquency report; redacted for client confidentiality. Also below is a list of loans that have closed since the September Board meeting. Loan activity has been very slow and traditionally it is slow during the last quarter of the year. There was a Loan Committee meeting scheduled one day prior to the Board meeting and those loans approved at that meeting are not reflected. There are currently 218 active loans and our notes receivable balance is \$11,401,362.

Magnifeye13 **\$5,000** **Archuleta**

This is an equipment loan for a solar lighter manufacturer.

IMAG, LLC **\$30,000** **La Plata**

This working capital loan was made to the Coldstone Creamery franchise in Durango.

Advance Design Water Solutions **\$350,000** **La Plata**

This loan was made with Bank San Juans to help facilitate an employee ownership purchase.

Pause Fitness and Nutrition **\$16,000** **La Plata**

This loan was made to expand with new Pilates equipment.

Pedal the Peaks **\$75,000** **San Juan**

This loan was made to expand the bike shop with outdoor gear and camping inventory.

Discussion: Question regarding what the normal delinquency rate is if we are currently at 11%. Answer, about 5% is what we consider normal. Question about the cause for the higher delinquency rate. Answer, point of sale loans, which are exploitative, are driving several clients out of business, but also tariffs raising materials costs, other predatory loans, and rising house costs. Question about if Region 9 EDD has the resources to tell the borrowers where to go to instead of taking out predatory loans. Answer, it is difficult as startups are at the highest risk of taking out a predatory loan, and also the least likely to qualify for traditional funding by banks. Comment that there has been three directors of CBDG fund in the last 20 years and each had their own way of managing the funds and requirements. The first wouldn't allow acquisitions, such as in the case of an employee buying a business, to qualify for CBDG funds. The second allowed acquisitions to qualify. The third and current director does not allow acquisitions to count for job creation and qualify for use of the funds. Current director also is requiring the identification numbers registered as if they were going to bid for government projects. All these factors make it difficult to get CBDG loans approved. Question about whether the BLF interest rate is prime + 1%. Answer, currently BLF loans are prime + 2%, borrowers also get a 0.25% reduction if they set up ACH payments rather than pay using checks.

2. **FY2025 Production Tracking**

In the packet was the spreadsheet tracking loan activity, including loans approved and closed as compared to Region 9's monthly goals. For the first quarter of the fiscal year, loan production was budgeted to end at \$2,400,000. That breaks down to \$200,000 per month. For the first quarter we were below our goal of loans and closed at \$169,330 instead of budgeted \$600,000. We are tracking better in second quarter with loans approved at \$501,000 vs. \$600,000. **Staff were available for questions.**

H. **Report from the Executive Director**

1. **Staff, Project and Funding/Grant Updates**

The Report from the Executive Director was distributed separately and Laura provided some highlights from the provided written report included updates about staffing including the recent addition of Ricardo Arrieta to the team as the new Loan Officer.

2. **Strategic Plan Process Update**

In the packet was Region 9's updated organization chart and draft values identified in the recent Region 9 staff retreat. The staff retreat was held in early January. The values will be finalized and integrated into Region 9's Strategic plan moving forward. **Board feedback on the values was requested.**

Staff will provide an update on our Strategic Plan Progress at the April meeting and are seeking input on how the Board would like to participate in a plan update later in the year to reflect any changing priorities and funding.

Discussion: No Discussion

3. **ROI Presentation – Shak Powers**

Region 9 leadership has begun looking at how the organization can better track its impact to its member governments. In the packet was a presentation that highlights our initial attempts to measure ROI. In this presentation ROI was calculated as total dollars received across programs divided by dues paid. Suggestions for improvements or changes are welcome. Staff are available to set up times to meet to go over more detailed breakdowns of jurisdiction ROI's on request.

Region Wide: 101.1x

Archuleta County: 153.3x

Pagosa Springs: 62.0x

Dolores County: 8.3x

Dove Creek: 37.3x

Rico: 335.3x

La Plata County: 65.1x

Bayfield: 133.8x

Durango: 61.2x

Ignacio: 3.7x

Montezuma County: 178.9x

Cortez: 34.5x

Dolores: 164.4x

Mancos: 68.8x

San Juan County: 53.4x

Silverton: 113.1x

Southern Ute Indian Tribe: 984.2x

Ute Mountain Ute Tribe: 108.4x

Discussion: A question was asked whether regional grants are counted in the ROI for jurisdictions. Answer, no, as it would be difficult to parse out how much of each grant went to which communities exactly. A question was asked about if county ROI's include the whole counties and if it includes towns. Answer, no, the county ROI's is only the unincorporated portions of the county. Comment was made commending the presentation and the usefulness of the information for city and county budget

information. Question was asked regarding if Laura and Shak could attend a meeting with city councils to do an individual deep dive on jurisdiction ROI. Answer, yes.

The Board of Directors Meeting was adjourned at 11:21 PM

SWCCOG Board Meeting Minutes

Jennie Green, Treasurer, called the SWCCOG Board meeting to order at 11:35 AM

A. Consent Agenda

1. Approval of SWCCOG Meeting Minutes from December 8, 2025

In the packet were the minutes of December 8, 2025, SWCCOG Board meeting. **The recommended action is to approve the minutes as presented.**

Willy Tookey made the motion, Leigh Reeves second, to approve the agenda as presented. Motion passed unanimously.

B. Decision Items

1. Election of SWCCOG Officers

The officers of the SWCCOG are elected annually. Currently the officers are Mark Garcia, Chair; Veronica Medina, Vice Chair; Gloria Kaasch-Buerger, Secretary and Jennie Green, Treasurer. Veronica Medina has expressed interest in the Chair position. Matt Salka, Drew Sanders and David Harris also expressed interest in serving as an officer. *Colton Black was also interested but by reviewing the bylaws, they would need to be amended. That is later in the agenda.*

Matt Salka asked the floor for any further nominations three times.

Willy Tookey made the motion, Mark Garcia second, to approve the appointment of the following slate of officers: Veronica Medina, Chair; Matt Salka, Vice Chair; David Harris, Treasurer; and Drew Sanders, Secretary to the SWCCOG executive committee. Motion passed unanimously.

2. Approval of SWCCOG 2025 unadjusted Year End Financials

Included in the packet were the SWCCOG financials through December 31, 2025. Total revenue is \$1,489,254, total expenditures are \$1,394,966 for net revenue over expenditures of \$94,287. Total net assets are \$364,244, total liabilities are \$23,150 for net assets of \$341,094. **The recommended action is to approve December 31, 2025, SWCCOG financials statements as presented.**

Discussion: No Discussion

John Waters made the motion, Leigh Reeves second, to approve the December 31, 2025, SWCCOG financial statements as presented. Motion passed unanimously.

C. Discussion Items

1. Project and Funding Updates

The Report from the Executive Director was provided during the Region 9 EDD Board meeting. Grant Navigator will drop off SWCCOG books but will stay in Region 9.

Discussion: No Discussion

D. Other Business

1. SWCCOG Bylaws Discussion and Direction

Discussion on whether Native American Tribes can be voting members of the SWCCOG without signing an IGA if they are dues paying members.

Discussion: Comment that there was varying interest over the years and that IGA was the sticking point rather than intentional exclusion. Comment expressing desire to make sure the tribes are fully included. Comment voicing support to approve the money for an attorney review and redline the bylaws. Comment that the tribes may also need to look at intergovernmental laws but that this is the best route for a stronger organizational future.

2. Brief Community Round Robin Updates

- a. **John Waters, Town of Bayfield:** Projects Cinnamon Heights affordable housing project is almost complete. Developers at Silver Mountain are doing the 1800 square foot housing project for families. Many families are being priced out of Colorado and moving to San Juan County in New Mexico and that takes a lot of revenue for schools, part time jobs, shopping, taxes, and even students going to San Juan College instead of Fort Lewis College. Working towards keeping more families that work here, living here. Several neighborhoods are being planned and in the beginning development stages. Fire mitigation mandates are also increasing home prices and making it hard for builders to keep housing prices affordable. Working to have the current hazard ratings in Bayfield be reevaluated. The complete draining plan is coming soon and was previously addressed neighborhood by neighborhood. This plan will work on creating a central drainage system.
- b. **Mark Garcia, Town of Ignacio:** passing things on to Weylin Ryan, the new town manager. Finishing the Rock Creek Project affordable housing project which includes 11 homes. 4 have been sold to the school district for teacher housing. 7 are currently on the market.
- c. **Dana Kranker, Town of Silverton:** The new town administrator is starting in February. Will be onboarding and getting her connected. Several Anvil Townhomes recently completed. Silverton received a shout out from governor's office for completing the 123 requirements early. Was recently awarded \$2.3 million congressionally directed spending. Three seats up on Silverton Town board and 3 applications.
- d. **Weylin Ryan, Town of Ignacio:** Expressed excitement to be part of the board.
- e. **Justin Osborne:** Real estate update; single family stick built homes at the end of 2025: regionally \$410k median price up 9%; La Plata 6% increase in median home cost to \$837k; Archuleta is down 6% to \$650k. The Commercial lease rates are so high one client bought a building with a FSW loan. One project in Cortez wants 1200 sqft. with a two-car garage which is not easy to make affordable because of HOA and city restrictions. Leads for land near a city with no HOA and no covenants wanted. Property values in resort areas are going down, but the HOAs are extremely high making them unaffordable.
- f. **Jennie Green, Town of Pagosa:** Sales tax through September were up with declines post flooding, but everything is still open. Construction continues on Main and is on track to complete this fall. Wolf creek has had 96 inches total over the winter which is very low.
- g. **Chauncey McCarthy, Town of Rico:** Economy is slow possibly due to the Telluride ski patrol strike. Working on engineering for storm water. Working on community buy in for the less visible projects such as under ground infrastructure.
- h. **Dan Fernandez, Dolores At Large:** The Family Dollar closed, and was only open for a couple years. Several local businesses are struggling. There is significant fiber installation

happening. As Dolores is an agriculture dependent community and the lack of moisture has been very concerning.

- i. **Cindi Galabota, Archuleta At Large:** Currently working with CSU extension to plan for Women in Agriculture conference to be held at the La Plata County Fairgrounds. There will be presentations and speakers.
- j. **Willy Tookey, San Juan County:** 2025 sales tax was up but the lodging tax was down. It is a slow time of year for planning and there is not much interest for planning projects.
- k. **Gilda Yazzie:** Just that Snowdown is happening.
- l. **Nick Manning, Town of Mancos:** The dispensary building has new owner and it will become coffee shop.
- m. **Leigh Reeves, Town of Dolores:** Comment that with lack of snow lots of people are fishing. Working on a comprehensive plan first since 1997.
- n. **Tommy Crosby, City of Durango:** Durango airport set a new record for passenger loads 83% full. City Council approved minimum revenue guarantee for once daily flights. Sky Dime was selected for airport concessions in the expansion and is bringing in local brands. The whole foods plan at the area mall that was in the papers was looked at but that deal was terminated. Rivergate sawmill neighborhood is partially city owned for 30 workforce housing units and the City has right of first refusal on neighboring lot that can hold 40 more units. Tommy defending Human Hungry Hippos Champion title on Saturday.
- o. **Colton Black, Southern Ute Tribe:** 60 units apartments are almost complete, the lack of snow helped that progression. Projected opening in May and currently finalizing lease rates. West side broadband is a work in progress. East side is complete and residents have broadband installed.
- p. **Matt Salka, La Plata County:** The land use code is being reviewed. There is a survey out on the county website about residential development in the county. Working on a commercial property survey which will be available later this spring. Is using AI to test for ADA applications. Some bills being working on is senate bill prop 123 home flexibility which allows waivers for 35% AMI, aiding affordability for individuals trying to afford homes through banks. Working on stakeholder call with baselines certain number of homes need to sell updating projections. Waiver system no penalties.
- q. **Scott Baker, City of Cortez:** The sales tax was revised. Municipal elections are upcoming. Hiring a consultant for water supply project.
- r. **Mary Shepherd, SBDC:** Starting to hear from businesses looking to funding because of lack of snow. Searching for funding, it is possible there will be a drought declaration. Small Business Conference will be at the Sky Ute Casino. Childcare program training is available for childcare providers. Providers receive credits for completing. Working on exit planning. New advisor Eric has joined the staff. Ann Knolls Farmer's market event conference coming soon.
- s. **Lisa Poole, Senator Hickenlooper's office:** The appropriations bill failed. The Senator is against funding ICE without reforms such as no masking requirement, requiring ~~presenting~~ identification etc. Senator Hickenlooper is speaking on the floor today on ICE reform as well as the murder of Alex Pretti. Congressionally directed spending for augmentation ponds. Ute Mountain Ute received some grants for public safety for Towaoc drinking water.
- t. **Wyatt Bair, Senator Bennet's office:** There is high levels of concern over the behavior of ICE officers. Senate is drafting a bill to hold ICE to the same standards as local law

enforcement. Regulations against detaining children, cannot enter homes without a warrant, etc. Congress has until Saturday morning to come to an agreement. Massive floods in October and the Forrest fires, the governor petitioned for major disaster declaration which the President denied, and it is being appealed. There is push back against the CCAP funding that is being threatened to be cut.

- u. **Janae Hunderman, La Plata at Large:** Water operators training is being offered at FLC. It is free training, every Thursday in May, and is grant funded.

- v. **Mark Garcia made the motion, Colleen O'Brien second, to adjourn the meeting. Meeting adjourned at 12:34 PM**