



450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

Town Council Work Session
450 S. Parish, Johnstown, CO
Monday, June 8, 2026 at 6:00 PM

Mission Statement: Enhancing the quality of life of our residents, businesses, and visitors through community focused leadership.

Agenda

Call to Order

Agenda Items

1. Johnstown/Loveland Chamber of Commerce
2. Discussion of the Proposed Weld County Coordinated Planning Agreement
3. Discussion of the Johnstown Downtown Development Authority's Board of Directors Appointments

Adjourn

Americans with Disabilities Act Notice

In accordance with the Americans with Disabilities Act and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at 970-587-4664 no later than 48 hours before the meeting in order to request such assistance. De conformidad con la Ley de Discapacitados Estadounidenses y otras leyes vigentes, los individuos que necesitan adaptaciones funcionales para asistir o participar en esta reunión deberán comunicarse con la Municipalidad marcando el 970 587- 4664 a lo más tardar 48 horas antes de dicha reunión para solicitarla.

THE COMMUNITY THAT CARES



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Town Council Work Session Communication

Agenda Date: June 8, 2026
Subject: Johnstown/Loveland Chamber of Commerce
Attachments: 1. Chamber of Commerce Presentation
Presented by: Matt LeCerf, Town Manager

Work Session Item Description:

In November, Mindy McCloughan, CEO/President the Loveland Chamber of Commerce, reached out to the Johnstown Town Manager requesting a meeting. During the meeting in November Ms. McCloughan pitched an idea regarding if the Town would be receptive to the idea of a unified Chamber of Commerce that would bring both the Town of Johnstown and City of Loveland together as one Chamber of Commerce.

To continue supporting our local business community and explore the potential benefits of partnering with the current Loveland Chamber of Commerce to establish a joint chamber, I invited Ms. McCloughan to present to Town Council and the Johnstown Business Community on the value, opportunities, and advantages such a partnership could provide.

It's important to note that there is no Chamber in the Town of Johnstown currently. Circa 2019/2020, the local Johnstown-Milliken Chamber of Commerce folded due to a lack of engagement and membership within the organization. Since then, there have been discussions about the reestablishment of a local chamber, but there was never a champion with time available to dedicate to its success.

Staff is pleased to answer any specific questions you may have for us, and we believe this would be a beneficial partnership and opportunity for the Johnstown Businesses.

Reviewed and Approved for Presentation,

Town Manager

- June 8, 2026

Presentation to the Town of Johnstown

Building a Stronger Regional Economy Together Proposal for Strategic Collaboration & Regional Chamber Alignment

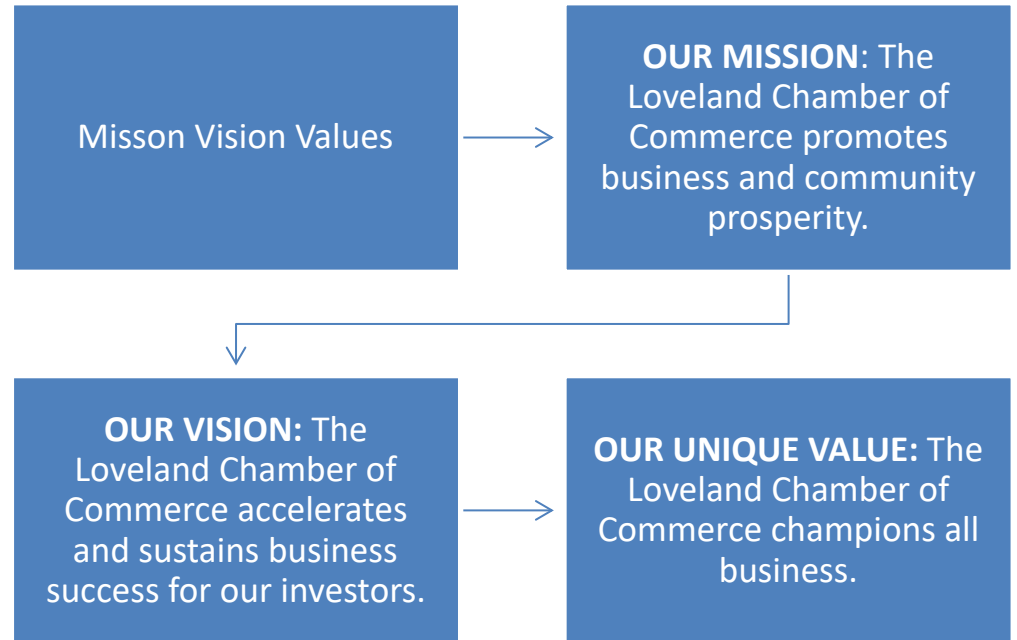
Presented by:

Loveland Chamber of Commerce

New Branding to:

The Greater Loveland–Johnstown Area Chamber of Commerce

Convener
Catalyst
Champion
for all
things
Business!



Why We Are Here A Shared Opportunity

Northern Colorado is growing rapidly, and businesses no longer operate within one city boundary.

Employers, workforce, housing, retail traffic, infrastructure, tourism, and economic development are now deeply interconnected between:

- Loveland
- Johnstown
- Berthoud
- Windsor
- I-25 Growth Corridor

This proposal is about creating:

- Stronger regional representation
- Greater economic influence
- Increased business engagement
- Collaborative workforce and development strategies
- Shared visibility and advocacy
- Tourism and Placemaking

**The Vision
A New
Regional
Brand
The Greater
Loveland–
Johnstown
Area
Chamber of
Commerce**

A modern regional chamber designed to:

Serve businesses across municipal boundaries

Elevates both community's presence within Northern Colorado

Expand access to business resources and regional partnerships

Strengthen advocacy at local, regional, and state levels

Create a unified economic voice along the I-25 corridor

Fosters the Tourism growth in Northern Colorado

Why Regional Collaboration Matters

The Business Community Already Operates Regionally

Today's businesses:

- Recruit workforce from multiple communities
- Serve customers across the region
- Depend on shared infrastructure
- Participate in regional supply chains
- View Northern Colorado as one economic ecosystem

A regional chamber model better reflects:

- How businesses actually operate
- How growth is occurring
- How communities compete nationally for talent and investment



Why Johnstown

Johnstown Is One of Colorado's Fastest-Growing Communities

Johnstown is uniquely positioned because of:

- Strategic I-25 access
- Rapid residential growth
- Expanding commercial development
- Strong business climate
- Proximity to Loveland, Greeley, and Windsor
- Emerging regional influence

The Chamber believes Johnstown should have:

- A stronger regional platform
- Expanded business visibility and Services
- Increased leadership representation
- Greater economic collaboration opportunities



Proposed Collaboration Opportunities

Potential Areas of Partnership

Economic Development Alignment

- Business attraction collaboration
- Shared workforce initiatives
- Regional business retention efforts
- Entrepreneur support programs

Business Engagement

- Joint networking events
- Ribbon cuttings & business celebrations
- Leadership programs
- Business education & training

Regional Advocacy

- Infrastructure priorities
- Transportation and mobility
- Workforce housing discussions
- Legislative advocacy (State and Local)

Tourism & Community Promotion

- Regional marketing opportunities
- Visitor promotion partnerships
- Placemaking
- Cross-Community Event Support



Benefits to the Town of Johnstown

What Johnstown Gains

Increased Visibility

- Expanded regional business exposure
- Larger audience reach
- Enhanced regional identity

Economic Influence

- Stronger voice in regional conversations
- Collaborative advocacy efforts
- Broader stakeholder network

Business Support

- Expanded chamber resources
- Greater programming capacity
- Increased networking opportunities for local businesses

Cost-Effective Partnership

- Shared resources and infrastructure
- Immediate access to established chamber systems and membership base



Benefits to Regional Businesses

A Unified Business Ecosystem

Businesses benefit from:

- One regional network
- Expanded customer connections
- Greater event participation
- Increased referral opportunities
- Stronger advocacy representation
- Access to broader leadership opportunities

This creates:

- More collaboration
- More commerce
- More regional economic strength



What This Is NOT Clarifying the Intent



This proposal is NOT:

- An annexation effort
- A loss of community identity
- A replacement of Johnstown's unique history and culture
- A political initiative

This IS:

- A collaborative economic partnership
- A regional business strategy
- An opportunity for shared growth and influence

***Johnstown's identity remains distinct
and celebrated.***

Potential Partnership Structure Collaborative Framework Ideas

Possible approaches may include:

- Municipal partnership agreement
- Strategic sponsorship alignment
- Joint economic development committee
- Shared business outreach initiatives
- Johnstown representation on chamber leadership committees and Board
- Co-branded regional events

The Chamber seeks collaboration and conversation — not a one-size-fits-all model.



Early Opportunities for Success Immediate Areas to Explore 2026 Opportunities



- Joint business roundtables
- Economic outlook events
- Small business support initiatives
- Regional leadership forums
- Workforce development conversations
- Tourism and destination marketing collaboration

Long-Term Vision

Building the Premier Regional Chamber in Northern Colorado



The Long-term goal is to create a chamber organization that:

- Represents the entire regional economy
- Supports sustainable growth
- Champions business success
- Strengthens regional partnerships
- Positions Loveland and Johnstown as a collaborative economic powerhouse

Together, we can shape the future of Northern Colorado business leadership.

Proposed Next Steps

Moving the Conversation Forward

Recommended Next Steps



1. Initial discussion with Town leadership
2. Formation of exploratory working group
3. Review of collaboration models
4. Stakeholder/business feedback
5. Development of phased partnership strategy
6. Public launch and branding discussions

Board of Directors and Officers

2026 Executive Board

Brian Cullins, Collegiate Peaks Bank
Sean Rutledge, Rutledge Law Firm
Sean Hawkins, Loveland DDA
Portia Cook, The Ranch event center
Mindy McCloughan, President and CEO

2026 Board of Directors

Heather Lelchook, Aims Community College President
Stephanie Fancher-English, Loveland Ready Mix
Katie Johnson, Ambassador Chair – Be The Gift
Don Marostica, The Falcon Crest Trust
Matt Estin, 477 Distilling
Jeff Breidenbach, McWhinney
Shelby Hammond, Elevations Credit Union
Francis Gillis, Strategic Retirement Partners
Esmeralda Nelsen, Walmart Distribution Center
Amy Tallent, The Tallent Company
Dawn Olson, Banner Health
Jennifer Wilson, Timberline Liquors
Krystle Bell, UCHealth
Tom Lucero, L3, Ex Officio
Michael Hausmann, TSD, Ex Officio
Mayor Pat McFall – City of Loveland, Ex Officio

Chamber Team

Mindy McCloughan
President and CEO 14 yrs

Bill Becker
Director of Advocacy 11yrs

Deanna Sloat
Programs & Events
Director 3 yrs

2 PTE – Membership Sales &
1 FTE – Events/Programing



Strategic Focus Areas & Core Competencies



ADVOCACY &
PUBLIC AFFAIRS



MEMBER
SERVICES



PROGRAMS &
EVENTS

Advocacy & Public Affairs

NCLA

Issues on Tap

Podcast

Eggs & Issues

Member Services

Providing education, networking, and value-added opportunities.



Programs: Leadership Loveland, Leadership Northern Colorado, BBH, BAH, Leads Groups, Lunch-n-Learns, Podcast, Ribbon Cuttings, FUEL, Ambassador Program.



Partnerships: L3 (Leveraging Local Leaders) and LEC (Loveland Economic Council) with the Loveland Business Partnership.

Programs and Events

80th Valentine Remailing Program

130th Corn Roast Festival

Annual Awards Dinner

Golf Tournament

State of the City Luncheon

Operational Focus Areas

Administration

Budget & Funding, Staff Development, Policies & Systems, Values & Culture, Performance & Responsibilities

Leadership and Governance

Bylaws, Policies & Procedures, Vision & Mission, Where We Stand Document, Relevancy, Performance & Accountability.

Membership Development

Recruitment, Retention, Member Services, Benefits, Business Resource Center, Communications and Feedback.

Board Goals for 2026 & 2027



**BUILD MEMBERSHIP BASE
AND INCREASE THE VALUE
ADD FOR MEMBERS**



**BUILD RESERVES FOR LONG
TERM SUSTAINABILITY**



**BUILD LARGER REGIONAL
FOOTPRINT IN
JOHNSTOWN**

1st QTR 2026 – Board updates

- 80th Valentines – Press conf. Jan 6th, Card and retail sales update, media, and 1st day of stamping – All major media outlets including story in the National Review and just under 75K in mail received.
- State of the City Event – March 4th Blue Arena, speakers Mayor Pat McFall, Brian Waldes CFO, and Airport Director John Kenny with a sold-out crowd
- Eggs & Issues March 27th and May 27th at 10 am
- Membership Breakfast – TBD April, May or September
- Golf Tournament – Old Course, June 19th
- 130th Corn Roast Festival – Aug. 21st and 22nd
- Blingo (Bingo, Bags & Bling) – Sept. 14th at High Country Beverage
- Annual Awards Dinner – Embassy, Oct. 23rd
- City with HeART drawing for 5' heart at annual dinner – ticket sales are \$100 each
- Over 60 new members joined since Jan. 2026



**In Closing
We Are Stronger
Together Than
We Are Apart**

The future of Northern Colorado will be built through collaboration, regional leadership, and strategic partnerships.

We believe this opportunity positions both Loveland and Johnstown to:

- Grow together
- Lead together
- Prosper together

Thank you for your consideration and partnership.

Contact Information

Loveland Chamber of Commerce

Mindy McCloughan

President & CEO

mmccloughan@loveland.org

970-775-3696



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Town Council Work Session Communication

Agenda Date: June 8, 2026

Subject: Discussion of the Proposed Weld County Coordinated Planning Agreement

Attachments:

1. Weld County Area of Influence
2. Weld County Uses compared to Johnstown Uses

Presented by: Jennifer Simmons, Planning and Development Director

Work Session Item Description:

In December 2019, the Town of Johnstown and Weld County established its first Coordinated Planning Agreement (CPA). This agreement was a positive direction between the two entities and allowed for more effective communication regarding future development and development applications within the Town's 3-mile plan (Growth Management Area – GMA). The agreement has several provisions that allow the Town to provide comments on County development applications, opportunities for annexations, and established design standards related to roadways and storm drainage.

In late 2024, the Town was approached by Weld County about enhancing and developing a new CPA that would be the foundational document for Weld County and its 31 municipalities in the County. To the effort, Town Staff has been working with members of the Weld County Staff to create a new draft agreement between the Town and County that will provide further clarification on development occurring within Weld County's jurisdiction that also falls within the Town's GMA. Land in Larimer County is not affected by this draft agreement.

Attached is a map which provides a visual image of the affected properties which are not annexed into the Town's jurisdiction. Parcels that are blue with a red outline fall within ¼ mile of a primary transportation corridor. Parcels more than ¼ mile from a primary transportation corridor have a cream/yellow color.

Currently, the Weld County Code permits a greater number of development options for properties within the County's jurisdiction. The intent of the new agreement is to establish a comprehensive review process ensuring both the Town and the County have greater input on development within their areas of interest. This collaborative approach allows for coordinated planning while respecting each jurisdiction's authority. Ultimately, the agreement will identify those uses that may be allowed, but that the Town would prefer to have restrictions added beyond what the current County Code requires in order to preserve the quality of life enjoyed by Town residents and businesses.

The following is an example of what is currently allowed and what is proposed with this draft agreement.

- *Weld County Code currently allows a non-commercial junkyard as an accessory use. This means that if I own a parcel of land in the County's jurisdiction with a home on it, I can accumulate junk across the entire property without restriction or screening. The County Code defines junk as: scrap brass, iron, lead, tin, zinc; all other scrap metals and alloys; bones; rags; used cloth, rope, rubber, tinfoil, bottles, old or used machinery of any type; used tools; used appliances; used lumber or crates; building materials; fabrication of any material; used pipe or pipe fittings; used conduit or conduit fittings; used automobile parts; derelict vehicles; used tires and other manufactured goods that are so worn, deteriorated or obsolete as to make them unusable in their existing condition.*

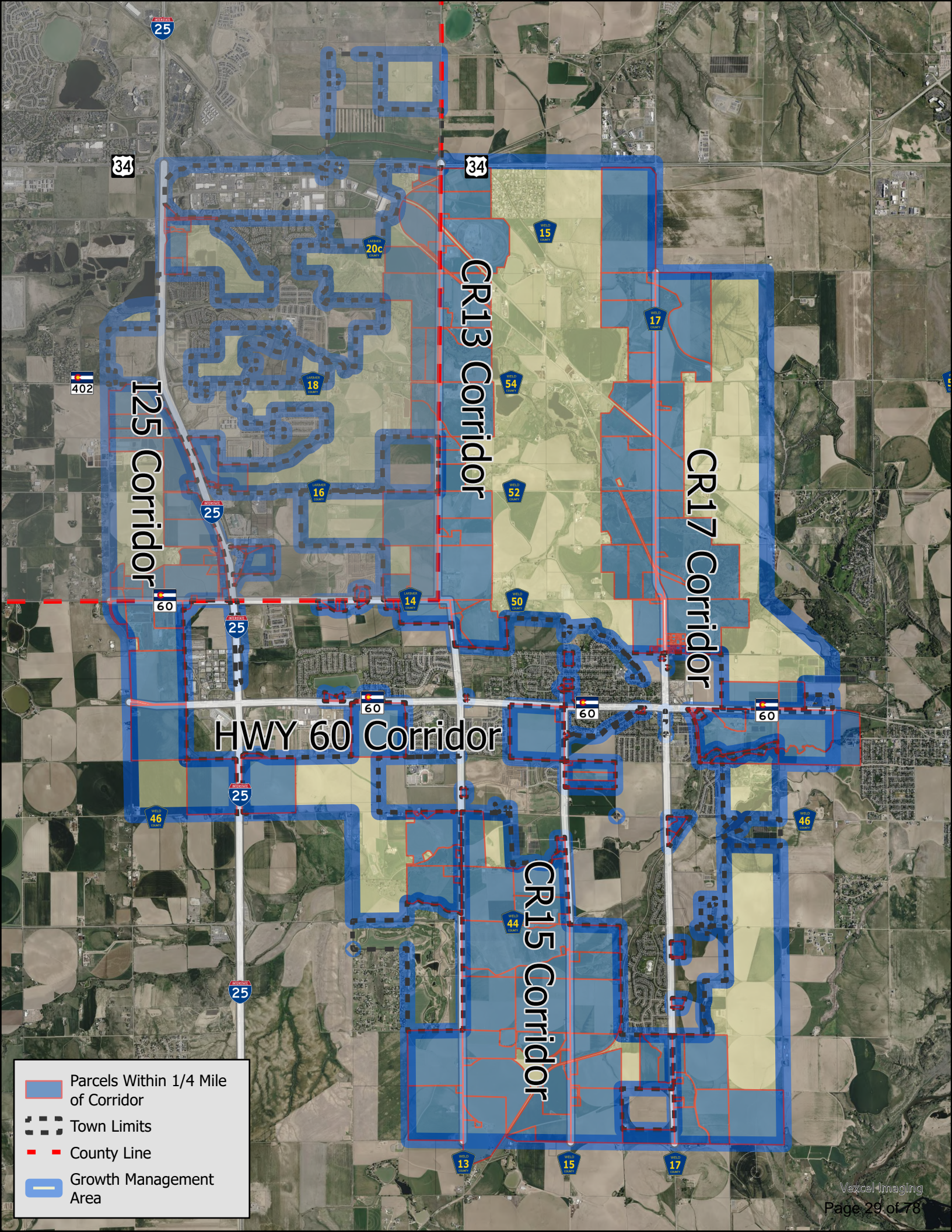
If this draft agreement were in place, no new non-commercial junkyards would be allowed within the bondar areas shown on the map as they have been in the past. The Town would request that Weld County require property owners to screen their non-commercial junk from adjacent/nearby property owners within the Town (regardless of whether the property within the Town was a residential property or business). While the details of this have not specifically been defined, the general idea is that uses which may be less than desirable near a neighborhood or business center would have limited, if any, negative impact.

The general form and concepts related to the updated tables of permitted land uses and the boundary map where the controls of the new CPA would be in effect have been thoroughly discussed between the parties. Staff is generally acceptable at this time with a few exceptions. There are several additional steps that need to be completed including a joint community open houses to gather feedback from residents in the Town's GMA, who are in the unincorporated areas, as well as finalizing the agreement between the two parties. Staff is presenting this topic to Town Council, to receive feedback and thoughts related to this agreement inclusive of any land uses that Council would prefer to permit or prohibit that haven't already been contemplated in this framework.

Reviewed and Approved for Presentation,



Town Manager



I25 Corridor

CR13 Corridor

CR17 Corridor

HWY 60 Corridor

CR15 Corridor

- Parcels Within 1/4 Mile of Corridor
- Town Limits
- County Line
- Growth Management Area

N/A Not included
 S Conditioned/USR/ZP
 P Use Weld Co Std/UBR/SPR
 X Prohibited

	Use	A (Agricultural)	Ag Subdivisions (after 1961)	Ag Townsites (pre-1961)	C-3 (Business Commercial)	I-3 (Heavy Industrial)	Johnstown H-A	Johnstown MU-RC	County
1	ACCESSORY BUILDINGS >than allowed LOT COVERAGE	NA	NA	NA	NA		N/A	N/A	N/A
1	FARMING (includes ranching and dairies)	UBR	UBR	UBR			P	X	UBR
2	ADULT BUSINESS, SERVICE or ENTERTAINMENT (See 23-9-10.)						X	X	X
3	FISHING and noncommercial WATER SKIING	UBR	UBR	UBR			X	P	UBR
4	AGRICULTURAL SUPPORT AND SERVICE	ZPAG	ZPAG	ZPAG	SPR		X	X	ZP
5	FUNERAL HOMES or mortuaries			USR	SPR		X	P	USR
6	AGRITAINMENT, ag-related EVENT FACILITIES, AGRITOURISM, HUNTING LODGES	ZPAG	ZPAG	ZPAG			P	X	ZP
7	GARDENING (includes community gardens)	UBR	UBR	UBR			P	P	UBR
8	AIRPORTS and AIRSTRIPS, including cropdusting operations	ZPAG		USR			X	X	USR
9	Grain, seed, feed, and fertilizer retail and wholesale sales	See AG S&S.	See AG S&S.	See AG S&S.	See AG S&S.		X	X	See AG S&S
10	AIRSTRIPS, accessory				USR		X	X	USR
11	GROUP HOME FACILITIES	UBR	UBR	UBR			P	S	UBR
12	ANIMAL BOARDING and TRAINING FACILITIES, <60 trips, does not exceed animal units in bulk requirements	UBR	UBR	UBR			X	P	UBR
13	HEAVY MANUFACTURING - PROCESSING						X	X	X
14	ANIMAL BOARDING and TRAINING FACILITIES, 60+ trips/day, excess animal units	USR	USR	USR			P	X	USR
15	HELIPORTS	USR		USR			X	X	USR
16	Asphalt or concrete batch plant associated with a MINING USR	USR			USR		X	X	USR
17	HOME BUSINESS (See 23-4-990.)	ZPHB	ZPHB	ZPHB			P	P	ZP
18	Asphalt or concrete batch plant, permanent				USR		X	X	USR
19	HOSPITALS, nursing homes, rehabilitation centers				SPR		X	P	SPR
20	Asphalt or concrete batch plant, TEMPORARY	UBR					X	X	UBR
21	HOTELS/MOTELS			USR	SPR		X	P	USR
22	BED AND BREAKFAST FACILITIES	ZPAG	ZPAG	ZPAG			S	P	ZP
23	Indoor USES of a manufacturing, fabricating, assembling, or warehouse nature.						X	P	X
24	BIOSOLID application	EH permit					P	X	Permit
25	Keeping 5 to 8 HOUSEHOLD PETS of 1 species or 8 to 16 of multiple species	ZPAG	ZPAG	ZPAG			X	X	ZP
26	Borrow pits, TEMPORARY	UBR					X	X	UBR
27	KENNELS (See 23-4-400.)	USR	USR	USR	SPR		P	X	USR
28	BREW PUB (retail, <1,860,000 gallons/year)	ZPAG	ZPAG	ZPAG	SPR		X	S	ZP
29	LANDSCAPING COMPANIES	ZPAG		USR	SPR		X	S	USR
30	BREWERY, DISTILLERY, or WINERY	ZPAG	ZPAG	ZPAG	SPR		X	S	ZP
31	LIVESTOCK CONFINEMENT OPERATIONS (See 23-4-350.)	USR					X	X	USR
32	CAMPGROUNDS	USR	USR	USR			X	X	USR
33	LUMBERYARDS/WOODWORKING	USR		USR	SPR		X	S	USR
34	CAMPING and HUNTING	UBR	UBR	UBR			X	X	UBR
35	MEAT PROCESSING						X	X	X
36	CAR WASHES & gas stations			USR	SPR		X	S	USR
37	MEAT PROCESSING, CUSTOM	ZPAG		USR	SPR		X	X	ZP
38	CARGO CONTAINERS (See 23-4-1100.)	2-5 per lot ACC	1 per lot ACC	1 per lot ACC			X	X	ACC
39	Medical marijuana, limited to 1 caregiver	ACC	ACC	ACC			X	P	ACC

Additional Town notes

no indoor warehouse in MURC

requires retail facility, too

requires retail facility, too

40	CARGO CONTAINERS, ># allowed (See 23-4-1100.)	USR	USR	USR			X	X	USR
41	NIGHTCLUBS, BARS, LOUNGES or TAVERNS			USR	SPR		X	P	USR
42	CEMETERIES	USR	USR	USR	USR		P	P	USR
43	NONCOMMERCIAL JUNKYARD	ACC	ACC	ACC			X	X	ACC
44	CHILD CARE CENTERS	USR	USR	USR	SPR		X	P	USR
45	NONCOMMERCIAL TOWERS <40' (See 23-4-895 & Apx. F.)	UBR	UBR	UBR	UBR		S	S	UBR
46	CHURCHES	USR	USR	USR	USR	SPR	X	P	USR
47	NONCOMMERCIAL TOWERS >130'	USR	USR	USR			X	P	USR
48	Coal gasification facility						X	X	X
49	NONCOMMERCIAL TOWERS 40-70' (See 23-4-895 & Apx. F.)	UBR	UBR	UBR	ZPNT		X	P	UBR
50	COMMERCIAL JUNKYARDS						X	X	X
51	NONCOMMERCIAL TOWERS 70-130' (See 23-4-895 & Apx. F.)	ZPNT	ZPNT	ZPNT			X	P	ZP
52	COMMERCIAL STORAGE BUILDINGS (Mini-storage, Self-storage)				SPR		X	X	SPR
53	OFFICES	ACC	ACC	ACC	SPR		X	P	SPR
54	COMMUNITY BUILDINGS	ZPAG	ZPAG	ZPAG	SPR		P	P	ZP
55	OIL AND GAS STORAGE FACILITIES, and SUPPORT AND SERVICE	USR					X	X	USR
56	CONTRACTOR'S SHOPS	ZPAG	ZPAG	ZPAG	SPR		X	S	ZP
57	Open MINING and processing of minerals (See 23-4-250.)	USR			USR		X	X	USR
58	CORRECTIONAL FACILITIES	USR					P	P	USR
58	County grader shed	UBR	UBR	UBR			P	P	UBR
59	ORGANIC FERTILIZER PRODUCTION/COMPOSTING FACILITIES (See Grain, seed, and feed for fertilizer sales.) (See also 23-4-360 for storage and sale.)	USR	USR	USR			X	X	USR
60	DISTRIBUTION CENTERS				SPR		X	X	SPR
61	OUTDOOR STORAGE	ACC	ACC	ACC	SPR		X	X	SPR
62	DOMESTIC SEPTAGE application	EH permit	USR	USR			P	X	USR
63	OUTDOOR STORAGE of PUBLIC utility-related equipment	USR	USR	USR			P	P	USR
64	DWELLING UNIT, 1 (SINGLE-FAMILY)	UBR	UBR	UBR	ACC (SPR)*		P	X	UBR
65	PET CREMATORIES						X	P	X
66	DWELLING UNIT, 1 ACCESSORY (ADU) (See 23-4-600.)	ACC	ACC	ACC			P	P	
67	PETROLEUM REFINERIES						X	X	X
68	DWELLING UNIT, MANUFACTURED HOME in Ag Zone for farming, ranching or gardening employee, or caretaker or security personnel. (See 23-4-170.)	ZPMH	ZPMH	ZPMH	NA		P	X	ZP
69	PIPELINES, DOMESTIC WATER	USR			USR		P	P	USR
70	DWELLING UNIT, MANUFACTURED HOME in C or I Zone for proprietor, employees, caretakers or security personnel (See 23-4-220.)	NA	NA	NA	ZPMH		P	X	ZP
71	Police, Ambulance, and Fire Stations or facilities	UBR	UBR	UBR	SPR		P	P	UBR
72	DWELLING UNITS, 2 (DUPLEX)						X	P	X
73	PUBLIC parks	UBR	UBR	UBR	UBR		P	P	UBR
74	DWELLING UNITS, 3+ (MULTI-FAMILY)						X	P	X
75	RACING FACILITIES	USR					X	S	USR
76	DWELLING UNITS, MULTI-FAMILY for employees	USR					X	P	USR
77	RECREATION FACILITIES, COMMERCIAL	USR	USR	USR	SPR		X	P	USR
78	EVENT FACILITIES (not ag-related)	USR	USR	USR	SPR		X	P	USR
79	RECREATION FACILITIES, PUBLIC, PRIVATE	ZPAG	ZPAG	ZPAG	SPR		X	P	ZP
80	EXOTIC ANIMALS	USR	USR	USR			X	X	USR
81	REPAIR SERVICE ESTABLISHMENT	USR	USR	USR	SPR		X	P	USR
82	Farm equipment sales, repair and installation facilities	See AG S&S.	See AG S&S.	See AG S&S.	See AG S&S.		X	X	See AG S&S
83	RESEARCH LABORATORIES	USR					X	X	USR
84	RESIDENTIAL THERAPEUTIC CENTERS	USR	USR	USR	USR		X	P	USR
85	RESTAURANTS		USR	USR	SPR		X	P	USR
86	RETAIL/SERVICE 3,000 - 20,000 SF GROSS FLOOR AREA			USR	SPR		X	P	USR

<400 attendees P in H-A

86	RETAIL/SERVICE<3,000 SF GROSS FLOOR AREA			USR	SPR		X	P	USR
87	RETAIL/SERVICE>20,000 SF GROSS FLOOR AREA			USR	SPR		X	P	USR
88	Rodeos, COMMERCIAL and roping arenas, COMMERCIAL	USR	USR	USR			X	S	USR
89	SCHOOLS, COMMERCIAL	USR		USR	SPR		X	P	USR
90	SCHOOLS, PRIVATE OR PUBLIC	SPR	SPR	SPR	SPR		X	P	SPR
91	SHOOTING RANGES, INDOOR	ZPAG	ZPAG	ZPAG	SPR		X	X	ZP
92	SHOOTING RANGES, OUTDOOR (See 23-4-370.)	ZPAG	ZPAG	ZPAG			X	X	ZP
93	SOLAR ENERGY FACILITY (SEF)	USR/ZPSF	USR/ZPSF	USR/ZPSF			X	S	USR
94	Solid waste disposal sites and facilities requiring Certificate of Designation (See 23-4-380, 12-8-10) and MAJOR FACILITIES OF PUBLIC UTILITIES OR PUBLIC AGENCIES (23-2-300).	USR							USR
95	Storage buildings, accessory to use by right, subject to guidelines	ACC	ACC	ACC	ACC (SPR)		X	X	ACC
96	TELECOM TOWERS <35' (See 23-4-800 et seq.)	UBR	UBR	UBR	UBR		S	S	UBR
97	TELECOM TOWERS >70' (See 23-4-800 et seq.)	USR	USR	USR	USR		S	S	USR
98	TELECOM TOWERS 35-70' (See 23-4-800 et seq.)	ZPTT	ZPTT	ZPTT	ZPTT		S	S	ZP
99	TEMPORARY DWELLING UNIT during construction (includes RECREATIONAL VEHICLES) (See 23-4-130.)	ZPMH	ZPMH	ZPMH			X	X	ZP
100	THEATERS or convention halls				SPR		X	P	SPR
101	TRANSLOADING	USR		USR			X	X	USR
102	TRUCK WASHOUT FACILITIES, COMMERCIAL						X	X	X
103	TRUCKING AND TRANSPORTATION COMPANIES	USR			SPR		X	X	USR
104	USES of a research, repairing, manufacturing, fabricating, processing, assembling or storage nature, provided any USE conducted outside of an ENCLOSED building is SCREENED from ADJACENT PUBLIC RIGHTS-OF-WAY and ADJACENT LOTS in any Zone District other I-3.						X	X	X
105	USES of a research, repairing, manufacturing, fabricating, processing, assembling or storage nature.						X	X	X
106	USES similar to the USES listed as permitted as long as the USE complies with the general intent of the Zone District	USR	USR	USR	USR		X	X	USR
107	UTILITY SERVICE FACILITIES	UBR	UBR	UBR	UBR		X	S	UBR
108	VEHICLE RENTAL & SALES ESTABLISHMENTS				SPR		X	S	SPR
109	VEHICLE SERVICE/REPAIR ESTABLISHMENTS				SPR		X	X	SPR
110	Veterinary clinics or animal hospitals	ZPAG	ZPAG	ZPAG	SPR		S/P	<8k sf P	ZP
111	Water tanks, ag-related tanks	UBR	UBR	UBR			P	X	UBR
112	WHOLESALE TRADE ESTABLISHMENTS				SPR		X	P	SPR
113	WIND GENERATORS (See 23-4-450.)	ACC/ZPWG/ USR	ACC/ZPWG/ USR	ACC/ZPWG/ USR	ACC (SPR)/ ZPWG/USR		X	X	USR



450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

Town Council Work Session Communication

Agenda Date: June 8, 2026

Subject: Discussion of the Johnstown Downtown Development Authority's Board of Directors Appointments

Attachments: 1. JDDA Board Application Packet

Presented by: Sarah Crosthwaite, Economic Development Director

Work Session Item Description:

On April 7, 2026, Ballot issues 2B and 2C regarding the Johnstown Downtown Development Authority (DDA) passed with approximately 80% voter approval. With the passage of the measures, the Town moved onto the next phase of the DDA implementation, which included receiving applications for prospective board members to the board.

Based on adopted Ordinance No. 2026-286, which established the ballot questions for the DDA election, the DDA Board — if approved by voters, will be composed of no fewer than five and no more than eleven members, including one member appointed by the Town Council.

The Town published the board application on the Town website on April 14, 2026 and closed the application period on May 15, 2026. In total, the Town received 11 applications and 9 qualified applications, based on the following State Statute regarding eligibility:

- I own (residential or commercial) property within the DDA boundary
- I lease (residential or commercial) property within the DDA boundary
- I live (resident) within the DDA boundary

Additionally, pursuant to State Statute, a majority of the board members must be property owners rather than lessees. Employees or managers of businesses located within the district boundaries may also serve on the board, provided they are appointed agents of a business or property-owning entity within the district.

The draft Plan of Development, which provides the vision and framework for the DDA and will ultimately be adopted by the future DDA Board, recommends maintaining diverse Board representation. Specifically, the Plan recommends representation from a variety of stakeholder

groups and geographic areas, including:

- At least two (2) small businesses
- At least one (1) resident
- Geographic representation from across all subareas/districts (Historic Downtown, Industrial Park, and the Rieder/Held properties if the DDA expands to include them)

Below is a table outlining the eligible applications received and highlighted in yellow are Town Staff’s recommendations.

Applicant Name	Business Name (if applicable)	Qualification Type	Location
Brad Cranwell	Connected Chiropractic	Business owner; lessee of commercial property	Downtown, 32 S Rutherford Avenue
Billie DeLancey	N/A	Resident; owner of residential property	Downtown, 14 Rutherford Avenue
Brianna Waugh	TopCO Realty	Business Owner, owner of commercial property	Historic Core, 39 S Parish Avenue
Dawn Little	Ace Hardware	Business owner; owner of commercial property	Historical Core, 9 S Parish Avenue
Kurtis Abato Earwood	VapeForge	Business owner; lessee of commercial property	Historical Core, 9 S Parish Avenue (separate from Ace Hardware)
Missy Sobeski	N/A	Resident; owner of residential property	Downtown, 17 Rutherford Avenue
Rhett Osborne	Frontier Fertilizer	Business owner appointed agent; lessee of commercial property	Industrial Park, 205 N Parish Avenue
Sarah Grosboll	Mary’s Mountain Cookies	Business owner; lessee of commercial property	Historic Core, 16 S Parish Avenue

Veronica Schlagel	State Farm Insurance	Business owner; owner of commercial property	Historic Core, 118 W Charlotte Street
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Town Staff is requesting feedback from the Town Council on the following items related to the DDA Board composition and appointment process:

- **Board Composition:** Town Staff recommends a 7-member board, including one Town Council–appointed member. Does the Town Council wish to increase or decrease the number of board seats?
- **Applicant Recommendations:** Does the Town Council wish to follow Town Staff’s recommended slate of applicants for appointment to the DDA Board, or provide an alternative list of recommended candidates?
- **Interview Process:** Does the Town Council wish to interview applicants? If so, please provide preferred dates and times, and indicate whether the full Council will participate or whether one or more members will be designated to conduct the interviews. Staff would recommend a limited number of Council participants to expedite the process. Additionally, if the Town Council desires to conduct interviews, would you like for Town Staff to prepare a set of interview questions in advance?
- **Town Council Appointment:** Does the Town Council have a preference regarding how the Council-appointed board member is selected and/or who should be appointed?

Reviewed and Approved for Presentation,

Town Manager

Sarah Crosthwaite

From: noreply@civicplus.com
Sent: Wednesday, May 13, 2026 1:56 PM
To: Sarah Crosthwaite
Subject: Online Form Submittal: DDA Board Application

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside the Town of Johnstown. Do not click links or open attachments unless you recognize the sender and know the content is safe.

DDA Board Application

DDA Board Application

Your application will be posted on the Town's website after the application period closes. Personal information will be redacted prior to publication.

First Name	Brad
Last Name	Cranwell
Email Address	bcdchiro@gmail.com
Phone Number	9703011710
Residence Address	32 S Rutherford Ave
City	Johnstown
State	CO
Zip Code	80534

How do you qualify to sit on the DDA Board?
(Please select one).
Please note that Colorado State statute establishes the qualifications required to serve as a board member.

I lease (residential or commercial) property within the DDA boundary

<p>The DDA seeks geographic representation from across all sub-areas within downtown. Please select all categories that apply to you:</p>	<p>Leaseholder, small business owner, or property owner in Historic Downtown (Parish Avenue or East/West Charlotte Street)</p>
<p>Why would you like to serve on the Johnstown DDA Board?</p>	<p>I've been a business owner in Downtown Johnstown for over 20 years. I would like to see the Downtown continue to prosper and be relevant to the growth of the town.</p>
<p>What relevant skills and experiences would you bring to the Johnstown DDA? Please include any planning, event management, design, downtown revitalization, business and/or financial experience.</p>	<p>21 years of owning Connected Chiropractic. Member of Chamber of Commerce, BNI, Table Top Networking, JDDA. President of Milliken Business Association.</p>
<p>Describe where you see Downtown Johnstown in ten years.</p>	<p>The new growth is exciting. I see the downtown needing improvements in order to remain relevant. Ledge Rock is continuing to draw more people to the businesses near the Interstate. People seem to appreciate the "Old Town" feel of downtown. We need to find more parking and continue to offer the nostalgic feel with improvements to capture dollars in this part of town.</p>
<p>As a Johnstown DDA board member, you will work with a variety of stakeholders and perspectives. Can you describe a situation where you successfully navigated different priorities or viewpoints to reach a positive outcome?</p>	<p>As president of the Milliken Business Association, there were some members that were negative about the "other" town. We found a way to include those that wanted to be included and still run successful events.</p>
<p>Are you presently serving on the Town Council or an appointed</p>	<p>I am not.</p>

committee board or
commission? If so,
which one(s)?

Supplemental Information

All information provided including supplemental documents is subject to the
Colorado Opens Records Act.

Resume (PDF Format) [2026 Dr Brad Cranwell CV.docx](#)

Thank you for your interest. Press 'submit' to complete your application.

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Sarah Crosthwaite

From: noreply@civicplus.com
Sent: Wednesday, May 13, 2026 6:13 PM
To: Sarah Crosthwaite
Subject: Online Form Submittal: DDA Board Application

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DDA Board Application

DDA Board Application

Your application will be posted on the Town's website after the application period closes. Personal information will be redacted prior to publication.

First Name	Billie
Last Name	DeLancey
Email Address	Beajae44@gmail.com
Phone Number	970-222-7711
Residence Address	14 Rutherford Ave
City	Johnstown
State	CO
Zip Code	80534
How do you qualify to sit on the DDA Board? (Please select one). Please note that Colorado State statute establishes the qualifications required to serve as a board member.	I own (residential or commercial) property within the DDA boundary
The DDA seeks geographic representation from	Resident of Downtown Johnstown

across all sub-areas within downtown. Please select all categories that apply to you:

Why would you like to serve on the Johnstown DDA Board?

It gives me the opportunity to have a voice in how my neighborhood is being developed.

What relevant skills and experiences would you bring to the Johnstown DDA? Please include any planning, event management, design, downtown revitalization, business and/or financial experience.

I am fairly well versed in the history of Johnstown. A more recent example of a event planning and management includes the Johnstown Meteorite Centennial Celebration. My attached resume includes additional information about my training, skills and experience.

Describe where you see Downtown Johnstown in ten years.

I am hopeful the downtown master plan is completed within 10 years and that it is the vibrant space it is intended to be for residents and other visitors to come and enjoy.

As a Johnstown DDA board member, you will work with a variety of stakeholders and perspectives. Can you describe a situation where you successfully navigated different priorities or viewpoints to reach a positive outcome?

I don't have a specific example, but I have served on various boards and committees over the course of my 45+ years of employment and have received training related to conflict resolution. I work well with people of all ages and backgrounds.

Are you presently serving on the Town Council or an appointed committee board or commission? If so, which one(s)?

No.

Supplemental Information

All information provided including supplemental documents is subject to the Colorado Opens Records Act.

Resume (PDF Format) [Billie DeLancey Resume - 260513.pdf](#)

Thank you for your interest. Press 'submit' to complete your application.

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Billie Jo DeLancey

14 S. Rutherford Avenue
Johnstown, Colorado 80534
970-222-7711
beajae44@gmail.com

PROFESSIONAL SUMMARY

As a seasoned professional whose occupational experience has spanned varied industries and working environments, I have had the opportunity to learn and hone particular skills required of each position I held. More importantly, I have gained experience and competencies relevant to each of them. One of my greatest assets as an employee includes possessing strong written, oral, and interpersonal communication skills. I have also learned how to work well under pressure and tight deadlines and have worked with people of all ages and backgrounds, whether on a team or with a single partner. My education, experience, and skills are provided below.

SKILLS SUMMARY

Communications / Public Relations

- Designed graphic presentation boards and informational handouts for public outreach meetings for urban development projects and assisted with Q/A for visitors.
- Public Relations for Cheyenne Frontier Days – the world's largest outdoor rodeo.
- Researched, wrote, and implemented an integrated, award-winning OSHA-compliant health and safety program from the ground up for a high-pressure gas/fluid flow-meter calibration facility employing 40 people.
- Served as a corporate facilitator to communicate and train employees in the roll-out, adoption, and transition to a new model of operations being implemented at an automobile assembly plant employing 6,000 workers.
- Analyzed work-flow processes and assisted with developing and refining company policies, operating procedures, and instruction manuals across various engineering disciplines.
- Provided human resources training and maintained training records and certifications.
- Facilitated company-wide meetings and events.
- Managed customer service, registrations, and white papers for authors/presenters/participants of an international flow measurement engineering symposium. Event was host to more than 200 delegates and guests from 27 countries on six continents.
- Served three years as the president of a homeowner's association.

Technical and Professional Writing

- Designed and/or wrote copy for website content, newsletters, marketing collateral, brochures, company profiles, forms/templates, project summaries, personnel resumes.
- Produced hundreds of proposals in response to municipal, county, state, and federal RFPs and RFQs for projects in civil, structural, transportation, and environmental engineering.
- Authored more than 50 feature stories and news articles published in local and national magazines and business journals, including articles covering local historic building renovations/preservation, community volunteers, local economic trends, community heroes and survivors, health issues, technology, education, etc.
- Wrote and/or edited copy for operation and instruction manuals, training materials, contracts, engineering reports, and other forms of written communication.

EDUCATION / TRAINING

Graduate studies in American History
Emphasis: American West
University of Oklahoma, 1995 – 1996

Bachelor of Arts in Journalism, magna cum laude
Emphasis: Professional Writing
Minor: American History
University of Oklahoma, 1995

Associate of Diversified Studies, with honors
Emphasis: American Literature
Oklahoma City Community College, 1992

Occupational Training / Experience:

- 240 hours of Change Management training, including principles of effective communication, problem-solving, brainstorming, reaching consensus, behavioral attitudes, training room set up, conflict resolution, and job-training techniques.
- Dale Carnegie Course in Public Speaking.

PROFESSIONAL EXPERIENCE

Parish House Museum Director

Town of Johnstown / Johnstown Historical Society, Johnstown, CO August 2020 – present (part time)

- Manage the day-to-day operation of the Historic Parish House and Museum.
- Work with the JHS Board of Directors on planning, project development, fundraising.
- Manage two part-time employees – oversee website and social media platforms.
- Historical research and preservation.

Technical Editor / Human Resources Assistant / Administrative Assistant

Stewart Environmental Consultants, LLC, Fort Collins, CO February 2014 – October 2016

- Technical editing and formatting of engineering reports, proposals, case studies, and other documents.
- Assist with management of employee benefits and manage employee benefit websites.
- Manage all electronic archiving of documents.

Jr. Change Manager / Editing / Database Management (Temporary Contract)

Sisters of Charity of Leavenworth (formerly Exempla Healthcare), Lakewood, CO January – March 2012

- Managed editing and formatting of procedures and medical instructions into electronic application (EPIC) in IT department for creating online database of records for hospital system.

Marketing Coordinator / Public Relations

Loris and Associates, Inc., Lafayette, CO April 2005 – May 2010

- Managed overall process for proposal development and submission for municipal, county, state, and federal and private-sector projects.
- Suggested and initiated work-flow improvements and a streamlined process for electronic filing of documents.
- Developed written content for competitive proposals, based on requirements of publicly advertised local, state, and federal RFPs/RFQs.
- Researched and tracked project opportunities.
- Assisted in the selection of sub-consultants and their roles as part of our strategy for winning projects.
- Edited reports and outgoing correspondence for grammar and corporate identity conformance.
- Created company marketing materials and personnel resumes.
- Represented company at conferences.

Technical Editor / Human Resources Assistant / Marketing Assistant

Stewart Environmental Consultants, Inc., Fort Collins, CO November 2000 – March 2005

- Served as executive assistant to president of company.
- Managed small word-processing department that served 12-15 engineers and field technicians.
- Wrote copy and provided photography for marketing collateral and website and designed company's internal forms/templates and marketing materials.
- Tracked proposals and marketing efforts.
- Participated in interview process and hiring for job openings in Word Processing department.

Technical Publications Manager / Safety Officer / HR Trainer

September 1996 – May 2000

Colorado Engineering and Experiment Station, Inc. (CEESI), Nunn, CO

- Public Relations for guests and clients.
- Wrote, implemented, and administered an OSHA-compliant health and safety program for a facility that uses various fluids and high-pressure gases to perform NIST-traceable primary/secondary flow meter calibrations.
- Professional writing: technical, marketing, company newsletter, business administration, instructional materials for flow measurement training courses, operation and safety manuals, and other documents.
- Page layout/design of all marketing collateral.
- Engineering report editing and production.
- Employee training and meeting facilitation.
- Flow measurement training course administration.
- Developed and maintained MS Access databases of technical papers, mailing lists, and authors/presenters for international symposium.

From: noreply@civicplus.com
To: [Sarah Crosthwaite](#)
Subject: Online Form Submittal: DDA Board Application
Date: Friday, April 17, 2026 12:58:33 PM

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DDA Board Application

DDA Board Application

Your application will be posted on the Town's website after the application period closes. Personal information will be redacted prior to publication.

First Name	Brianna
Last Name	Waugh
Email Address	brianna@topcorealty.com
Phone Number	9703108792
Residence Address	39 S Parish Ave, Suite 120
City	Johnstown
State	Colorado
Zip Code	80534
How do you qualify to sit on the DDA Board? (Please select one). Please note that Colorado State statute establishes the qualifications required to serve as a board member.	I own (residential or commercial) property within the DDA boundary
The DDA seeks geographic representation from across all sub-areas within downtown. Please select all categories that apply to you:	Leaseholder, small business owner, or property owner in Historic Downtown (Parish Avenue or East/West Charlotte Street)

Why would you like to serve on the Johnstown DDA Board?

I am very passionate about the Downtown area. I understand the importance of a downtown that flourishes for the Town as a whole. Also, I have always enjoyed serving my community

What relevant skills and experiences would you bring to the Johnstown DDA? Please include any planning, event management, design, downtown revitalization, business and/or financial experience.

I was fortunate to be involved in building the Johnstown Downtown Development Association from the ground up, contributing to bylaws, event planning, and advocacy efforts, including support for a 2020 grant program. I've also participated in town and downtown master planning initiatives and land use code updates.

These experiences have given me a strong foundation in community planning, stakeholder engagement, and event management, along with a practical understanding of how to support thoughtful downtown growth and revitalization.

Describe where you see Downtown Johnstown in ten years.

I anticipate there will be quite a bit of growth over the next decade. Commercial, homes, and natural spaces, etc. I am excited for what will be brought in and how existing properties will be elevated.

As a Johnstown DDA board member, you will work with a variety of stakeholders and perspectives. Can you describe a situation where you successfully navigated different priorities or viewpoints to reach a positive outcome?

I've found that navigating differing viewpoints starts with recognizing that each stakeholder brings valuable insight. In my experience, I've encouraged open dialogue to ensure all perspectives are considered, then worked to align those ideas around shared goals. Strong collaboration and consideration typically have a better outcome for the community.

Are you presently serving on the Town Council or an appointed committee board or commission? If so, which one(s)?

No

Supplemental Information
All information provided including supplemental documents is subject to the Colorado Open Records Act.

Resume (PDF Format) [Resume \(1\).pdf](#)

Thank you for your interest. Press 'submit' to complete your application.

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

Brianna Waugh

39 S Parish Ave, Suite 120
Johnstown, CO 80534
(970) 310-8792
brianna@topcorealty.com

EXPERIENCE

TopCO Realty, Loveland — Owner/Managing Broker

February 2018 - PRESENT

Launched and scaled a residential real estate company, building and leading a growing team of agents and support staff. Expanded business operations by establishing a commercial real estate division, broadening service offerings and market reach.

Keva Properties, Loveland — Associate Broker/Marketing Mgr

April 2014 - February 2018

Developed and launched marketing strategies, company website, and social media presence for a new business. Started a career in residential real estate, assisting with property listings, marketing, client communications, showings, and transaction coordination to ensure smooth closings.

Express, Loveland— Store and Training Mgr

August 2009 - December 2014

Directed end-to-end retail operations for a high-volume store, supervising 40–100 team members. Spearheaded nationwide employee training and onboarding, while managing workforce scheduling, HR processes, inventory, and customer experience.

EDUCATION

Colorado Real Estate School— Real Estate Certificate

April 2014 - December 2014

ORGANIZATIONS -

Weld RE-5J Foundation — Board Member

Johnstown Downtown Development Association — Member, Board Member and Officer Roles

Sarah Crosthwaite

From: noreply@civicplus.com
Sent: Wednesday, May 13, 2026 11:12 AM
To: Sarah Crosthwaite
Subject: Online Form Submittal: DDA Board Application

Follow Up Flag: Follow up
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DDA Board Application

DDA Board Application

Your application will be posted on the Town's website after the application period closes. Personal information will be redacted prior to publication.

First Name	Dawn
Last Name	Little
Email Address	dawn@acejohnstown.com
Phone Number	9702229982
Residence Address	3033 Lucinda Ct
City	Fort Collins
State	CO
Zip Code	80526
How do you qualify to sit on the DDA Board? (Please select one). Please note that Colorado State statute establishes the qualifications required to serve as a board member.	I own (residential or commercial) property within the DDA boundary

<p>The DDA seeks geographic representation from across all sub-areas within downtown. Please select all categories that apply to you:</p>	<p>Leaseholder, small business owner, or property owner in Historic Downtown (Parish Avenue or East/West Charlotte Street)</p>
<p>Why would you like to serve on the Johnstown DDA Board?</p>	<p>As a property and business owner within Historic Downtown I am deeply invested in the future of this area. I have owned the Ace Hardware of Johnstown for nearly 6 years, and am proud to be a part of the current JDDA.</p>
<p>What relevant skills and experiences would you bring to the Johnstown DDA? Please include any planning, event management, design, downtown revitalization, business and/or financial experience.</p>	<p>For 14 years I was an involved member of the Fort Collins Chamber of Commerce as an owner of Eger CPA. I am also a graduate of the Leadership Fort Collins program, and helped to create their signature event "Be Kind FoCo." I was an Ambassador for Realities for Children for over 10 years, helping to build and represent their incredible organization and events.</p>
<p>Describe where you see Downtown Johnstown in ten years.</p>	<p>I believe, especially with the new DDA designation, that the Historic Downtown area will be a thriving destination. I see more restaurants, especially ones with dinner options, coming to the area. We will have more retail options, encouraging our local residents to stay in our local area for their shopping, dining, and entertainment.</p>
<p>As a Johnstown DDA board member, you will work with a variety of stakeholders and perspectives. Can you describe a situation where you successfully navigated different priorities or viewpoints to reach a positive outcome?</p>	<p>I have owned and run businesses for the last 16 years including an accounting firm and now the Ace Hardware of Johnstown. During that time I have hired and trained all types of employees, including professionals with different income levels, education, and experience. I am guiding and navigating different priorities and perspectives on a daily basis. At the accounting firm we were taking on clients that were extremely organized, as well as companies that had fallen way behind on tax filings and bookkeeping. At Ace we are assisting contractor professionals, as well as DIYers on a daily basis. This takes listening, gentle guidance, and patience in order to reach positive outcomes regularly.</p>
<p>Are you presently serving on the Town Council or an appointed</p>	<p>No.</p>

committee board or
commission? If so,
which one(s)?

Supplemental Information

All information provided including supplemental documents is subject to the
Colorado Opens Records Act.

Resume (PDF Format) [DAWN LITTLE Resume.docx](#)

Thank you for your interest. Press 'submit' to complete your application.

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DAWN LITTLE

DAWN@ACEJOHNSTOWN.COM, 970-222-9982

PROFESSIONAL SUMMARY

Entrepreneurial business owner with over a decade of experience in accounting, business development, and retail operations. Proven ability to grow businesses, manage financial operations, and deliver strong customer experiences. Combines financial expertise with hands-on leadership to drive revenue and operational efficiency.

CORE SKILLS

- Business Ownership & Operations
 - Business Development
 - Customer Experience & Sales
 - Team Leadership
 - Strategic Planning
-

PROFESSIONAL EXPERIENCE

Owner — Ace Hardware of Johnstown | Johnstown, CO

November 2020 – Present

- Own and operate a retail hardware store, overseeing daily operations, staff management, and financial performance
 - Drive revenue growth through customer-focused service, merchandising, and local market engagement
 - Manage inventory, vendor relationships, and purchasing to optimize profitability
-

Owner & Business Development — Eger CPA

December 2009 – August 2024

- Co-Founded and grew a CPA firm providing accounting, tax, payroll, and advisory services to individuals and businesses
 - Built and maintained client relationships, resulting in long-term retention and consistent revenue growth
 - Led business development efforts, expanding client base through referrals and strategic outreach
 - Managed financial reporting, tax preparation, and regulatory compliance for diverse clients
-

EDUCATION

Fort Lewis College – Durango, Colorado

Sarah Crosthwaite

From: noreply@civicplus.com
Sent: Thursday, April 23, 2026 4:33 PM
To: Sarah Crosthwaite
Subject: Online Form Submittal: DDA Board Application

CAUTION: This email originated from outside the Town of Johnstown. Do not click links or open attachments unless you recognize the sender and know the content is safe.

DDA Board Application

DDA Board Application

Your application will be posted on the Town's website after the application period closes. Personal information will be redacted prior to publication.

First Name	Kurtis
Last Name	Abato-Earwood
Email Address	royal.rabbit.designs@gmail.com
Phone Number	8189263484
Residence Address	466 Territory Ln
City	Johnstown
State	Colorado
Zip Code	80534
How do you qualify to sit on the DDA Board? (Please select one). Please note that Colorado State statute establishes the qualifications required to serve as a board member.	I lease (residential or commercial) property within the DDA boundary
The DDA seeks geographic representation from	Leaseholder, small business owner, or property owner in Historic Downtown (Parish Avenue or East/West Charlotte Street), Resident of Downtown Johnstown

across all sub-areas within downtown. Please select all categories that apply to you:

Why would you like to serve on the Johnstown DDA Board?

I live locally, I own a business locally, and I want to make a difference locally. Serving my community is how I can say thank you for the years of success our business has experienced and maintaining the small town charm of Johnstown while helping build something better for the future sounds pretty amazing to me.

What relevant skills and experiences would you bring to the Johnstown DDA? Please include any planning, event management, design, downtown revitalization, business and/or financial experience.

I have prior experience with management of large teams from 10-100 individuals, a background in graphic design and marketing, and went to University for Business management and Accounting.

Describe where you see Downtown Johnstown in ten years.

I see downtown Johnstown as this thriving hub of cool shops, busy sidewalks, and fun events. My dream for Downtown Johnstown involves minimal financial input from the town and increased support and interaction from the businesses and community.

As a Johnstown DDA board member, you will work with a variety of stakeholders and perspectives. Can you describe a situation where you successfully navigated different priorities or viewpoints to reach a positive outcome?

When starting our small business, we had to make some pretty tough calls to be able to achieve our vision while also making our initial investor happy with his investment. We had some direction that we had received to convert a portion of our business into an art gallery to help sell his paintings

Are you presently serving on the Town Council or an appointed committee board or

No, I am not currently serving.

commission? If so,
which one(s)?

Supplemental Information

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Colorado Opens Records Act.

Resume (PDF Format) [Resume 2026.pdf](#)

Thank you for your interest. Press 'submit' to complete your application.

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Kurtis G. Abato-Earwood

Professional Summary

Small business co-owner and U.S. Air Force veteran with a strong background in retail leadership, operations, and community engagement. Proven ability to build partnerships, support local initiatives, and create positive customer experiences that strengthen business and community relationships.

Professional Experience

Co-Owner

VapeForge

February 2024 – Present

- **Co-own and operate a local retail business contributing to the Johnstown economy**
- **Build partnerships with other small businesses to support cross-promotion and community engagement**
- **Partner with Combat Recovery Foundation (CRF) to support veteran recovery initiatives**
- **Launched a vape recycling program to promote environmental responsibility**
- **Oversee operations including inventory, vendor relationships, and customer experience**

General Manager

Public Smoke Shop – Longmont, CO

April 2020 – March 2022

- **Led all store operations including hiring, training, and team development**
- **Managed vendor relationships, inventory, and pricing strategy**
- **Drove revenue growth through customer engagement and upselling**
- **Built a loyal, repeat customer base through consistent service**

Loaner Fleet Manager

Gebhardt BMW – Boulder, CO

October 2018 – January 2020

- **Managed customer-facing vehicle program and daily operations**
- **Built strong client relationships and handled service recovery situations**
- **Coordinated logistics and ensured high customer satisfaction**

Sales Manager

JNC Management – Boulder, CO

November 2017 – September 2018

- **Hired, trained, and coached sales staff**
 - **Organized promotions and drove store performance**
 - **Managed inventory and purchasing within budget**
-

Additional Experience

Held roles in automotive service management, retail operations, and parts management between 2022–2024, supporting customer service, inventory systems, and sales operations across multiple businesses.

Education

Associate’s Degree in Accounting / Business Management

College of the Canyons – Santa Clarita, CA

Skills

Community Engagement • Small Business Operations • Leadership • Partnership Development • Customer Relations • Sales • Inventory Management • Marketing & Social Media

Military Service

United States Air Force – Airman First Class

Sarah Crosthwaite

From: noreply@civicplus.com
Sent: Thursday, May 14, 2026 9:49 PM
To: Sarah Crosthwaite
Subject: Online Form Submittal: DDA Board Application

Follow Up Flag: Follow up
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DDA Board Application

DDA Board Application

Your application will be posted on the Town's website after the application period closes. Personal information will be redacted prior to publication.

First Name	Missy
Last Name	Sobesk
Email Address	missysobeski@gmail.com
Phone Number	970-699-2507
Residence Address	17 Rutherford Avenue
City	Johnstown
State	CO
Zip Code	80534

How do you qualify to sit on the DDA Board?
(Please select one).
Please note that Colorado State statute establishes the qualifications required to serve as a board member.

The DDA seeks geographic representation from across all sub-areas within downtown. Please select all categories that apply to you:

Resident of Downtown Johnstown

Why would you like to serve on the Johnstown DDA Board?

I am interested in serving on the Johnstown Downtown Development Authority Board because I am passionate about supporting the long-term vitality and identity of our community. A thriving downtown is the heart of a town—economically, culturally, and socially—and I’m motivated to contribute to efforts that strengthen that foundation.

Johnstown is at an exciting stage of growth, and I believe thoughtful planning and strategic investment are critical to ensuring that development enhances the character of our community while creating opportunities for residents, businesses, and visitors. Serving on the DDA Board would allow me to actively participate in shaping that future—supporting local businesses, encouraging responsible development, and helping create a welcoming, vibrant downtown environment.

I bring a collaborative mindset and a commitment to listening to diverse perspectives. I value transparency, fiscal responsibility, and community engagement, and I would approach this role with a focus on balancing economic growth with quality of life. I’m particularly interested in initiatives that foster small business success, improve public spaces, and strengthen connections between downtown and surrounding neighborhoods.

Ultimately, I see this as an opportunity to give back, contribute my skills, and help ensure that Johnstown’s downtown remains a place that reflects the pride, history, and aspirations of the community.

What relevant skills and experiences would you bring to the Johnstown DDA? Please include any planning, event management, design, downtown revitalization, business and/or financial experience.

I am interested in serving on the Johnstown Downtown Development Authority Board because I care deeply about the strength and vitality of this community and want to contribute meaningfully to its continued growth.

My 18 years with the Johnstown Fire Protection District (Front Range Fire) gave me a unique perspective on the community and its evolving needs. Starting as a volunteer firefighter/EMT and eventually becoming the district’s first full-time employee, I had the opportunity to wear many hats and help shape the organization during a period of growth. My responsibilities included overseeing district elections, managing finances,

handling human resources, and engaging with the community. These experiences not only strengthened my operational and leadership skills but also deepened my connection to the people of Johnstown.

Community engagement has always been especially important to me. Events like the Firemen’s Pancake Breakfast during BBQ Days were more than traditions—they were opportunities to bring residents together and build relationships. I value that sense of connection and believe it plays an important role in creating a vibrant downtown.

Describe where you see Downtown Johnstown in ten years.

In ten years, I envision Downtown Johnstown as a vibrant, well-balanced center that reflects the community’s character while embracing thoughtful growth. I see a downtown that continues to honor its small-town charm but is also energized by a diverse mix of local businesses, inviting public spaces, and community-driven events.

I would hope to see a thriving business environment where locally owned shops, restaurants, and service providers are well-supported and successful, creating a destination that draws both residents and visitors. A strong downtown should be economically resilient, with a mix of businesses that can adapt to growth while still maintaining the unique identity that makes Johnstown special.

I also see a walkable and connected downtown, with safe, accessible streets, attractive streetscapes, and spaces that encourage people to gather. Enhancements such as improved sidewalks, lighting, landscaping, and public gathering areas can help create an environment where people want to spend time—whether that’s attending events, supporting local businesses, or simply connecting with neighbors.

Community engagement will continue to play an important role. Events like BBQ Days and other local traditions are key to building a sense of belonging, and I would like to see downtown continue to serve as the heart of those experiences while expanding opportunities for new events and activities that bring people together.

Finally, I envision thoughtful, well-planned development that balances growth with preserving the community’s identity. As Johnstown continues to grow, it will be important to ensure that downtown development aligns with the needs and values of residents while planning for long-term sustainability.

Overall, I see Downtown Johnstown in ten years as a place that people are proud of—economically strong, visually appealing, and deeply connected to the community it serves.

As a Johnstown DDA board member, you will

During my time with the Johnstown Fire Protection District, I frequently had to balance competing priorities among board

work with a variety of stakeholders and perspectives. Can you describe a situation where you successfully navigated different priorities or viewpoints to reach a positive outcome?

members, staff, and the community—especially as the district was growing and evolving.

One example that stands out was during the planning and coordination of district elections and budget discussions. As the first full-time employee, I was responsible for financial management while also working closely with the board, who each brought different perspectives on spending priorities—ranging from equipment needs and staffing to taxpayer concerns about fiscal responsibility.

At the same time, the community expected transparency and accountability, particularly when it came to how their tax dollars were being used. These differing viewpoints required careful navigation to maintain trust on all sides.

To address this, I focused on clear communication and data-driven decision-making. I worked to present financial information in a way that was easy to understand, outlining both short-term needs and long-term impacts. I also made sure that board members had the opportunity to voice their concerns and priorities, while helping identify common ground—such as ensuring public safety while being responsible stewards of taxpayer funds.

In addition, I prioritized community engagement by making sure information was accessible and by being available to answer questions, which helped build trust and reduce misunderstandings.

Through this collaborative approach, we were able to reach balanced decisions that supported the district’s operational needs while maintaining accountability to the community. The outcome was not only sound financial management, but also stronger alignment between the board, staff, and residents.

This experience taught me the importance of listening, transparency, and finding practical solutions that reflect multiple perspectives—skills that I would bring to the DDA Board when working with stakeholders on downtown development initiatives.

Are you presently serving on the Town Council or an appointed committee board or commission? If so, which one(s)?

no

Supplemental Information

All information provided including supplemental documents is subject to the Colorado Opens Records Act.

Resume (PDF Format) [Missy Sobeski Resume.pdf](#)

Thank you for your interest. Press 'submit' to complete your application.

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Missy Sobeski

PO Box 93, Johnstown, CO 80534 (970)699-2507

missysobeski@gmail.com

Analytical, organized, and meticulous accountant with both public and private working knowledge of GAAP & GASB, currently pursuing an MBA at Regis University. Proficiency in Payroll processing, AP, AR, Cash Management, Forecasting

Experience

2017 to 2024

Senior Accountant – Golden Aluminum Inc

Maintained full charge accounting including Cost Accounting, Accounts Payable, Accounts Receivable, General Ledger, Financial Reporting, Fixed Assets, and Payroll. Managed staff of two and control over \$8M yearly Capital Projects and \$15M multi-year Caster Project.

- Calculated weekly Borrowing Base Calculation for bank tracking Raw Materials, WIP, Finished Goods, Accounts Receivable and Account Payable, and Sales. Facilitated physical audit with Banking auditors onsite every 90 days.
- Calculated monthly burden rates for WIP and Finished Goods
- Managed month-end, quarterly, and annual closing including Cost Accounting for aluminum commodity pricing to calculate COGS, WIP, and Finished Goods. Working closely with Plant Manager, the Purchasing, Receiving, and Shipping departments.
- Collaborated weekly with the Sales Team on invoice pricing and past due invoices.
- Met with Engineering, CFO, CEO weekly reviewing Capital Projects budgets, timelines, and cash flow needs.
- Prepared Monthly Financial Reporting for Executive Team, shareholders, and Bank. Including Monthly financial meeting with Executive team and quarterly meetings with Board of Directors reviewing budgets, forecasting, and calculated KPI for review. Completed financial package monthly for the bank.
- Oversee Accounts Payable operating and approval process of eighty checks weekly and daily EFT payments with a limit of \$2M per day. Determined Use Tax liability.
- Completed biweekly payroll for 200 employees including 401K and workers Comp Audits
- Managed Daily cash flow monitoring AP demand and reconciling bank accounts and submitting bank draws as needed to meet operating needs.
- Coordinated Year End physical and financial Audits with Unqualified Opinions every year.

2016-2017

Junior Accountant

LOVELAND HOUSING AUTHORITY

Payroll for over seventy-five employees spread over three separate payroll entities, FLSA, IRS, Federal and State compliance, track PTO, Unemployment, worker's compensation, quarterly reports, Year-end W-2. Development construction loan draw management, general ledger, assist Accounts Payable

1997 - 2015

Office Manager

JOHNSTOWN FIRE PROTECTION DISTRICT/FRONT RANGE FIRE

Payroll, Human Resource Management, Full Charge Bookkeeper, assisting with District Audit resulting in Unqualified Opinions every year, Capital project management, inventory management, Financial Reporting, Budget Management, Fund Balance management, Volunteer Fire Fighter Pension Management, Grant Management, Designated Election Official, volunteer fire fighter recruiting, training, and certification management. Executive Board Member of Public Sector Health Care Group – Intergovernmental Agreement between special districts, towns, and public organization that provided low-cost health insurance coverage for smaller groups.

Education

June 2016

Bachelor of Science Accounting

Regis University, Colorado

- Currently working towards MBA-Accounting at Regis University, graduating summer 2026

Skills

- Strong Spreadsheet Skills
- Cash Management/ Cash flow
- Time Management
- Forecasting Methodologies
- Mentoring
- QuickBooks, Sage
- Financial Reporting
- ERP management (Epicor, Deacom)
- Auditing
- Dedicated team member
- Supervising
- Budgeting

Sarah Crosthwaite

From: noreply@civicplus.com
Sent: Friday, May 15, 2026 5:25 PM
To: Sarah Crosthwaite
Subject: Online Form Submittal: DDA Board Application

Follow Up Flag: Follow up
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DDA Board Application

DDA Board Application

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First Name	Rhett
Last Name	Osborne
Email Address	r.osborne@frontierofcolorado.com
Phone Number	970-689-9880
Residence Address	7502 Walsh Ct
City	Fort Collins
State	CO
Zip Code	80525

How do you qualify to sit on the DDA Board?
(Please select one).
Please note that Colorado State statute establishes the qualifications required to serve as a board member.

I lease (residential or commercial) property within the DDA boundary

<p>The DDA seeks geographic representation from across all sub-areas within downtown. Please select all categories that apply to you:</p>	<p>Leaseholder, small business owner, or property owner in the Industrial Park</p>
<p>Why would you like to serve on the Johnstown DDA Board?</p>	<p>To give back to Johnstown and help out.</p>
<p>What relevant skills and experiences would you bring to the Johnstown DDA? Please include any planning, event management, design, downtown revitalization, business and/or financial experience.</p>	<p>I have worked in downtown Johnstown since the summer of 2004. At Frontier Fertilizer I currently manage product sales, production and distribution, customer service, and government interaction. In college I held various roles in professional and academic student organizations. I served as a Marketing and Social Chair, Vice President, and New Membership Coordinator. In these organizations I scheduled and lead meetings, created agendas, posted advertisements and contacted members. I supported other members in their organizational roles as needed.</p>
<p>Describe where you see Downtown Johnstown in ten years.</p>	<p>I see downtown Johnstown evolving while holding onto its roots and personality</p>
<p>As a Johnstown DDA board member, you will work with a variety of stakeholders and perspectives. Can you describe a situation where you successfully navigated different priorities or viewpoints to reach a positive outcome?</p>	<p>I have worked with customers and employees that have different view points or are upset. I think that listening, being courteous and respectful always helps set the tone to find a solution that could reach a consensus.</p>
<p>Are you presently serving on the Town Council or an appointed committee board or commission? If so, which one(s)?</p>	<p>No</p>

Supplemental Information

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Resume (PDF Format) [Rhett Osborne 1 pg.pdf](#)

Thank you for your interest. Press 'submit' to complete your application.

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Rhett Osborne

EDUCATION:

Bachelor of Science, Business Administration Cum Laude
Double Major: **Organizational Management & Marketing**
Colorado State University, Fort Collins, Colorado
Entrepreneurship Certificate Graduation: August 2004

WORK EXPERIENCE:

Operations Manager

Frontier Fertilizer: May 2004-Present

- Responsible for day-to-day operations including
 - o Staff recruitment and management
 - o Raw material purchasing and inventory
 - o Production scheduling, product distribution and delivery
 - o Sales, customer service and retention
 - o Accounts payable and receivable
 - o Marketing, product design and product registration

Game Operations and Corporate Fulfillment Intern,

Colorado Eagles CHL: October 2003 - 2004

- Responsible for program seller orientation, setup & close, & contestant guide
- Experience with Telemagic, phone sales, sponsor fulfillment, PR, office functions
- Communication and customer service skills

Underwriting Intern,

KCSU 90.5 FM: August 2003 - May 2004

- Created a database of businesses which cater to college population for easy contact
- Communicate with current & potential sponsors. Schedule & reconcile underwriting spots

Field Scout/Task Manager,

Ag Air Inc: Summers 1998-2003

- Collected, analyzed, & distributed data to internal / external customers: provided additional value to the customer, & increased organization's efficiency
- Completed & efficiently managed various character building tasks

Sprinkler Installer,

Nelson Sprinkler Service: Summer 2001

- Co-developed/implemented time saving strategy focusing on planning/resource allocation

Sarah Crosthwaite

From: noreply@civicplus.com
Sent: Monday, May 11, 2026 1:59 PM
To: Sarah Crosthwaite
Subject: Online Form Submittal: DDA Board Application

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DDA Board Application

DDA Board Application

Your application will be posted on the Town's website after the application period closes. Personal information will be redacted prior to publication.

First Name	Sarah
Last Name	Grosboll
Email Address	mmcookiesjohnstown@gmail.com
Phone Number	9709887574
Residence Address	490 Pioneer Lane
City	Johnstown
State	CO
Zip Code	80534
How do you qualify to sit on the DDA Board? (Please select one). Please note that Colorado State statute establishes the qualifications required to serve as a board member.	I lease (residential or commercial) property within the DDA boundary
The DDA seeks geographic representation from	Leaseholder, small business owner, or property owner in Historic Downtown (Parish Avenue or East/West Charlotte Street)

across all sub-areas within downtown. Please select all categories that apply to you:

Why would you like to serve on the Johnstown DDA Board?

I am currently the President of the current JDDA Board and a business owner downtown. I feel that being a part of the new DDA Board would be beneficial as a business owner downtown.

What relevant skills and experiences would you bring to the Johnstown DDA? Please include any planning, event management, design, downtown revitalization, business and/or financial experience.

Been on the JDDA Board for over 3 years now and currently serving as the JDDA President. My other work includes owner of Mary's Mountain Cookies in downtown Johnstown so managing staff, financials, running a business there. I also run and manage the rental housing association of Northern Colorado and the Northern Colorado Commercial Association of Realtors so I have planning, membership, event planning etc experience as well.

Describe where you see Downtown Johnstown in ten years.

I hope to see downtown Johnstown a place where residents go to dine, shop, get services done and play. Having a vibrant and thriving downtown is vital for any town that is growing. Keeping small businesses in the fore front for the community is huge for the small town feel.

As a Johnstown DDA board member, you will work with a variety of stakeholders and perspectives. Can you describe a situation where you successfully navigated different priorities or viewpoints to reach a positive outcome?

To me it's all about communication and transparency. I don't necessarily have a situation to point out.

Are you presently serving on the Town Council or an appointed committee board or commission? If so, which one(s)?

JDDA Board

Supplemental Information

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Resume (PDF Format) [UPDATED Grosboll Management, LLC-Sarah Grosboll Resume.pdf](#)

Thank you for your interest. Press 'submit' to complete your application.

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Grosboll Management, LLC


Sarah Grosboll


PROFESSIONAL PROFILE

I am a strong and independent business owner with over 22 years experience in office and board management, association and membership management, Quickbooks billing/bookkeeping, event planning, community relations, website management, budget management and marketing experience. I am passionate about community development and tenacious about my hardworking and goal orientation. I am able to multitask and manage from a home-base and virtual/remote environment. Below are companies/organizations I am currently working with along with experience and duties.

CONTACT

 490 Pioneer Lane,
Johnstown. CO

 970-988-7574

 sgrosboll@gmail.com


EDUCATION

Colorado State University
2000
Bachelor of Arts

PROFICIENT IN


22 Yrs- Quickbooks
Microsoft Word
Microsoft Excel
Microsoft Publisher
Active Collab
Stripe
Wordpress
MAC & PC Systems
Outlook
Powerpoint

CLIENTS & WORK EXPERIENCE

 ASSOCIATION EXECUTIVE- Remote
Northern Colorado Commercial Association of Realtors
(NCCAR)
2004-present

The Northern Colorado Commercial Association of Realtors® consists of over 200 Commercial Broker Members and Affiliate Members from the Commercial real estate industry in Larimer County and Weld County areas. The core purpose of the Northern Colorado Commercial Association of Realtors® is to maximize the success of our members and to promote and protect our industry's interests within the Commercial Real Estate community.

As the Association Executive, I am in charge of all membership (both local and NAR/CAR) for our members, invoicing/bookkeeping, monthly board meetings, communication to all membership, website management, event planning and organization, sponsorships, membership contact lists and much, much more. Since I have been a part of NCCAR, I have helped retain and grow our membership.

 BILLING MANAGER- Remote
CounselingWise
2013-present

Invoicing and account receivables for over 1000s of clients
Monthly payments to independent contractors
Tracking of monthly payments and services
Monthly reports
Client Communication
Internal Communication
Monthly QBs, financial reports, reconciliations, etc.

PROFESSIONAL SKILLS

Remote/Home Office Ability
Multi-Tasking
Managing Multiple Clients
Time Management
Adaptability
Leadership
Organization
Technical Literacy
Communication
Bookkeeping



WORK EXPERIENCE (Continued)

EXECUTIVE DIRECTOR- Remote

Northern Colorado Rental Housing Association (NoCoRHA)
2018-present

The Northern Colorado Rental Housing Association consists of over 200 Industry/Apartment Members and Supplier Members from the Northern Colorado area. The core purpose of the NoCoRHA is to advocate and support property managers and landlords.

As the Executive Director, I am in charge of all membership for our members, invoicing/bookkeeping, monthly board meetings, monthly luncheons, tradeshow planning and organization, communication to all membership, website management, event planning and organization, sponsorships, membership contact lists and much, much more. Since I have been a part of NoCoRHA, I have helped retain and grow our membership.

ASSISTANT- Remote

Facette Med Spa
2018-present

Organizational and assistant help

PREVIOUS WORK;

SCHLEISMAN CHIROPRACTIC
2017-2022

Quarterly bookkeeping/bank reconciliation and sales tax reporting

YOST CLEANING- Remote
2018-2022

Weekly bank deposits
Monthly invoicing and collecting
Monthly bank reconciliations and Reporting

REFERENCES UPON REQUEST

Sarah Crosthwaite

From: noreply@civicplus.com
Sent: Monday, May 11, 2026 9:13 PM
To: Sarah Crosthwaite
Subject: Online Form Submittal: DDA Board Application

Follow Up Flag: Follow up
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DDA Board Application

DDA Board Application

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First Name	Veronica
Last Name	Schlagel
Email Address	vschlagel22@gmail.com
Phone Number	303-517-7512
Residence Address	321 Estate Drive
City	Johnstown
State	CO
Zip Code	80534

How do you qualify to sit on the DDA Board?
(Please select one).
Please note that Colorado State statute establishes the qualifications required to serve as a board member.

I own (residential or commercial) property within the DDA boundary, I lease (residential or commercial) property within the DDA boundary

The DDA seeks geographic representation from across all sub-areas within downtown. Please select all categories that apply to you:

Leaseholder, small business owner, or property owner in Historic Downtown (Parish Avenue or East/West Charlotte Street), Resident of Downtown Johnstown

Why would you like to serve on the Johnstown DDA Board?

I want to serve on the Johnstown DDA because I care about protecting the character of our downtown as the town grows. I also bring the perspective of a resident who understands what families and longtime community members value. I'm not coming in with an agenda — I just want to make sure the community's voice is part of every decision.

What relevant skills and experiences would you bring to the Johnstown DDA? Please include any planning, event management, design, downtown revitalization, business and/or financial experience.

I bring a mix of community-focused experience and practical skills that fit well with the work of the Johnstown DDA. I've been involved in planning and coordinating local events, which has given me experience working with different stakeholders, managing details, and keeping projects organized. I also have a good eye for design and how public spaces feel and function, which helps when thinking about downtown improvements and revitalization.

Professionally, I have experience with budgeting, financial decision-making, and evaluating options based on long-term impact — skills that translate directly to reviewing proposals and allocating resources responsibly. Overall, I'm comfortable working collaboratively, asking the right questions, and keeping the community's needs at the center of decisions.

Describe where you see Downtown Johnstown in ten years.

In ten years, I see Downtown Johnstown as a place that has grown, but in a way that still feels true to the town's character. I imagine a walkable, welcoming downtown with more local businesses, improved public spaces, and a stronger sense of community connection. I see thoughtful development that supports families and longtime residents, while still creating new opportunities for small businesses and gathering spaces. Overall, I picture a downtown that feels vibrant and active, but still unmistakably Johnstown.

As a Johnstown DDA board member, you will work with a variety of stakeholders and perspectives. Can you describe a situation

A good example of navigating different priorities was during the first Cinco de Mayo event where we introduced a beer garden and closed several downtown streets. Some small business owners were concerned that the street closures would hurt their sales, while the event plan required those closures to safely host entertainment and manage crowds.

where you successfully navigated different priorities or viewpoints to reach a positive outcome?

I met with the business owners to understand their concerns and worked with the event team to adjust the layout so foot traffic was directed toward their storefronts rather than away from them. We also coordinated entertainment placement across the closed streets to keep people moving throughout the area instead of gathering in just one spot. By making those changes, we were able to keep the event safe and successful while also supporting the businesses that rely on downtown activity.

That experience showed me how important it is to listen, communicate openly, and find solutions that respect everyone's priorities — an approach I would bring to the DDA.

Are you presently serving on the Town Council or an appointed committee board or commission? If so, which one(s)?

not at this time

Supplemental Information

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Resume (PDF Format)

[Veronica Schlagel Resume.pdf](#)

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VERONICA SCHLAGEL

Johnstown, CO | vschlagel22@gmail.com

PROFESSIONAL SUMMARY

Accomplished insurance professional and community leader with 25 years of experience as a State Farm Insurance Agent. Proven track record in small business ownership, team management, and civic engagement. Building owner in historic downtown Johnstown, CO, with deep roots in the Weld County community. Committed to fostering economic development, community growth, and educational excellence through active board service and leadership.

PROFESSIONAL EXPERIENCE

State Farm Insurance Agent

Johnstown, CO | 2000 – Present (25 Years)

- Owner and operator of an independent State Farm agency located in historic downtown Johnstown, CO.
- Manages and leads a team of four employees, overseeing day-to-day agency operations, staff development, and client relations.
- Owns the agency building in historic downtown Johnstown — a long-term investment in the community's commercial corridor.
- Provides comprehensive insurance products and financial services to individuals, families, and businesses throughout the Weld County region.
- Built and maintained a loyal client base through exceptional customer service, community presence, and trusted expertise over 25 years.

COMMUNITY LEADERSHIP & BOARD SERVICE

Founding Member — Johnstown Downtown Development Authority (JDDA)

Johnstown, CO

- Served as a founding member of the JDDA board, helping to establish the organization from the ground up.
- Contributed to strategic planning, governance, and initiatives to revitalize and promote historic downtown Johnstown.
- Advocated for local business growth, beautification projects, and economic development within the downtown district.

Board Member — Weld RE5J Foundation

Weld County, CO

- Serves on the board of the Weld RE5J Foundation, supporting educational programs and initiatives for students in the Weld RE5J School District.
- Contributes to fundraising strategy, grant oversight, and community outreach efforts that benefit local students and schools.

Active Member — JM Post (Johnstown-Milliken Post)

- Actively involved in community service and civic activities through the JM Post.
- Contributes to veterans' support, community events, and local outreach efforts.

SKILLS & AREAS OF EXPERTISE

<ul style="list-style-type: none">• Insurance & Financial Services	<ul style="list-style-type: none">• Board Governance & Nonprofit Leadership
<ul style="list-style-type: none">• Small Business Ownership & Operations	<ul style="list-style-type: none">• Community Development & Civic Engagement
<ul style="list-style-type: none">• Team Leadership & Staff Management	<ul style="list-style-type: none">• Strategic Planning
<ul style="list-style-type: none">• Real Estate & Commercial Property	<ul style="list-style-type: none">• Client Relations & Customer Service

<ul style="list-style-type: none">• Insurance & Financial Services	<ul style="list-style-type: none">• Board Governance & Nonprofit Leadership
Ownership	