A regular meeting of the Montrose Urban Renewal Authority (MURA) Board of Commissioners was held on Wednesday, October 19, 2022, at 2:00 p.m. in the Centennial Meeting Room, located in the City Hall Annex at 433 S. First Street. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Tad Rowan, Dave Frank, Barbara Bynum, Doug Glaspell, J. David Reed, Ed Ulibarri, Brad Hughes, Steve Bush, Allison Howe, Executive Director William Bell

ABSENT:

GUESTS: City Engineer Scott Murphy, Deputy City Clerk Briceida Ortega, Anthony Russo, Joel Evans, Gail Marvel

CALL TO ORDER

The meeting was called to order at 2:01 p.m. by Chairperson Tad Rowan.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Board members Tad Rowan, Dave Frank, Barbara Bynum, Doug Glaspell, J. David Reed, Ed Ulibarri, Brad Hughes, Steve Bush, Allison Howe, and Executive Director William Bell were present.

CHANGES TO THE AGENDA, INCLUDING ADDITIONS AND DELETIONS

No changes were made to the agenda.

CALL FOR PUBLIC COMMENT

No comments were received.

CONSIDERATION OF MINUTES

The MURA Board considered the minutes the June 2, 2022, regular MURA Board meeting.

A motion was made by Dave Frank, seconded by Doug Glaspell, to approve the minutes of the June 2, 2022, regular MURA Board meeting as presented. All voted yes. Motion passed.

TIF EXPENDITURE UPDATE

City Engineer Scott Murphy provided an update on current TIF expenditures within the Colorado Outdoors development.

Mr. Murphy provided an update on the Basecamp Apartments building. Mr. Murphy mentioned that the City is working on a project to improve connectivity from La Raza neighborhood to Colorado Outdoors. Mr. Murphy shared photos of the current status of the Flex Buildings. The Fairfield Inn completed their first concrete pour. Shelter Distilling hasn't started any site work yet.

INTERGOVERNMENTAL AGREEMENT FOR LEGAL SERVICES

City Attorney Ben Morris presented an intergovernmental agreement between the City and MURA for legal services. Mr. Morris mentioned that there wasn't anything official in place regarding legal services. The agreement is 4 pages long. Mr. Morris referred to state statue CRS 31-25-104, "Authority may call upon the municipal council of the municipality for such legal services as it may require, or it may employ its own Council and legal staff."

The Board members discussed whether City Attorney Ben Morris would charge extra for any project that exceeds the scope of the Intergovernmental Agreement. Mr. Morris clarified that he is unable to charge extra. If the scope of work is overbearing, he would let the Board know beforehand. Mr. Morris referred to the Intergovernmental Agreement paragraph 1, section (b), "The Parties do not contemplate that MURA will be billed for any hourly or transactional work performed by the City Attorney; rather any costs and expenses (such as not limited to out-of-town travel expenses) associated with representation of MURA may be billed thereto, with prior approval of the City Council."

A motion was made by Doug Glaspell, seconded by Dave Frank, to approve the Intergovernmental Agreement between the City of Montrose and Montrose Urban Renewal Authority Regarding Legal Services as presented. All voted yes. Motion passed.

DISCUSSION OF PROPOSED BYLAWS

City Attorney Ben Morris presented a draft version of bylaws for the Montrose Urban Renewal Authority.

Ben Morris mentioned that he copied the structure of the drafted bylaws from various other urban renewal authority's bylaws in Colorado, including City of Thornton.

Montrose County Assessor Brad Hughes expressed his concerns with a few bylaws that were included in the draft version. Mr. Morris will be making a few changes to the wording of the bylaws in Article 1 Section 1, Article 3 Section 2, and Article 3 Section 5.

Executive Director William Bell noted that a manual could be created to outline the role and responsibilities of the board members.

Mr. Morris will be presenting a new version of the bylaws at the next MURA meeting for approval.

SCHEDULE FUTURE MEETINGS

The next regular meeting of the MURA Board of Directors was scheduled for Wednesday, November 16, 2022, at 2:00 p.m. in the Centennial Meeting Room.

GENERAL DISCUSSION

Mr. Bell provided an update on current projects. Mr. Bell mentioned that in a year or two, the street by Trattoria Di Sofia will need to be paved.

Mr. Bell explained that there has been some interest in the URA for mixed-used commercial, outdoor experiential retailers, and a drive-thru coffee shop.

ADJOURNMENT

A motion was made by Dave Frank, seconded by Doug Glaspell, to adjourn the meeting at 3:05 p.m. with no further action taken. All voted yes. Motion passed.

ATTEST:

William E. Bell, Executive Director

Tad Rowan, Chairperson