MONTROSE URBAN RENEWAL AUTHORITY (MURA)
BOARD of COMMISSIONERS MEETING
Wednesday, July 19, 2023 2:00 PM
Buckhorn Conference Room - City Hall
400 E. Main St. - Montrose, CO

MONTROSE URBAN RENEWAL AUTHORITY

AGENDA

1) **CALL TO ORDER**
- Board Chair Barbara Bynum

2) **THE PLEDGE OF ALLEGIANCE**

3) **ROLL CALL**
- City Clerk Lisa DelPiccolo

4) **CHANGES TO THE AGENDA, INCLUDING ADDITIONS AND DELETIONS**

5) **CALL FOR PUBLIC COMMENT**
The "Call for Public Comment" agenda item is a time when concerned members of the community may publicly voice their concerns and discuss items of interest. Please note that no formal action will be taken on the matters raised during this time. Comments made during this time should be addressed to the MURA Board of Commissioners and pertain to matters of at least general importance to the Montrose Urban Renewal Authority and its operations. Please be aware that neither the MURA Board nor staff are expected to respond or engage in discussion or debate. Personal attacks and disagreements, personnel and employment matters, the use of profanity or ethnic, racial or gender-oriented slurs are prohibited, as is any "disorderly conduct" that violates state or local law and shall not be permitted.

6) **CONSIDERATION OF MINUTES**
- City Clerk Lisa DelPiccolo

Action: Consider making a motion to approve the minutes of the March 22, 2023, regular MURA Board meeting as presented.

7) **TIF EXPENDITURE UPDATE**
- City Engineer Scott Murphy

8) **PROJECT LOLLIPOP INTRODUCTION**
- Project Lollipop Representatives

9) **EXECUTIVE SESSION**
An executive session for the purpose of determining positions relative to matters that may be subject to negotiations, under C.R.S. Section 24-6-402(4)(e) and the following additional details are provided for identification purposes: Project Lollipop negotiations

Action: Consider making a motion to enter into an executive session for the purpose of determining positions relative to matters that may be subject to negotiations, under C.R.S. Section 24-6-402(4)(e) and the following additional details are provided for identification purposes: Project Lollipop negotiations

10) **SCHEDULE FUTURE MEETINGS**

11) **ADJOURNMENT**

A regular meeting of the Montrose Urban Renewal Authority (MURA) Board of Commissioners was held on Wednesday, March 22, 2023, at 2:00 p.m. in the Montrose Public Safety Complex Community Room, located at 434 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, Executive Director William Bell

ABSENT: Allison Howe, Steve Bush

GUESTS: City Engineer Scott Murphy, Deputy City Clerk Briceida Ortega, City Attorney Ben Morris, Anthony Russo, David Dragoo, Joel Evans, Gail Marvel, Jim Anderson, Colleen Aller

CALL TO ORDER

The meeting was called to order at 2:01 p.m. by Chairperson Barbara Bynum.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Board members Barbara Bynum, Tad Rowan, Dave Frank, J. David Reed, Ed Ulibarri, Doug Glaspell, Brad Hughes 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

Jim Anderson had a couple questions for the board. The first question Mr. Anderson asked is what the property tax repayment plan is. Mr. Anderson would also like to know what the repayment schedule is for the loan that MURA holds.

CONSIDERATION OF MINUTES

The MURA Board considered the minutes the January 25, 2023, regular MURA Board meeting.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to approve the minutes of the January 25, 2023, regular MURA Board meeting as amended. All voted yes. Motion passed.

APPROVAL OF THE PROPOSED BYLAWS FOR THE MONTROSE URBAN RENEWAL AUTHORITY

City Attorney Ben Morris presented a revised version of the proposed bylaws for the Montrose Urban Renewal Authority. Mr. Morris mentioned that the final revised version of the bylaws was provided with the packet. An official MURA seal was also purchased.

Steve Bush discussed Article 5, Section 3 and how he would like for financial interest to be included as part of that section in the interest of public transparency. Mr. Bush also asked the board if 50 pages were going to be added as an addendum which would be statues at the time, to the bylaws?

City Attorney Ben Morris mentioned that they are attaching the URA statue in its entirety as Appendix A per Section 6.

Steve Bush mentioned that he is concerned with having the appendix A as part of the bylaws. He would like for the appendix A to be removed.

Executive Director William Bell stated that Appendix A was added to the bylaws based on public input.

The board decided to add a new sentence to Section 6 to address Appendix A.

City Attorney Ben Morris shared the sentence that would be added to Section 6. He stated, "Appendix A shall be updated from time-to-time without board action to reflect current law."

Barbara Bynum mentioned that William Bell is working on a procedural manual, and it will include conflict of interest.

Ed Ulibarri asked if the rules of procedure for conducting meetings would be included in the procedural manual.

William Bell confirmed that in the working operational manual they would include the informal Roberts rules of order.

City Attorney Ben Morris stated that he changed "board" to "authority".

A motion was made by Dave Frank, seconded by J. David Reed, to approve the proposed MURA Bylaws as amended and 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 reported that there will be a change in the promissory notes because the Finance office has been working on reconciling everything. They found a $70 difference from 2017 which was a clerical error.

Fairfield completed their first reimbursement, site work is estimated to be closer to $1M, they have done 80% of their reimbursements. Basecamp Apartments has been working on completing their first building and majority of outstanding work is landscaping. Shelter Distilling has broken ground, but they haven't completed any reimbursements yet. $375,000 is their balance of TIF notes. Shelter Distilling is looking to be open in the 1st quarter of 2024.

Dave Frank requested that new pictures be taken of the Basecamp Apartments.

DEVELOPMENT UPDATE

Presentation by David Dragoo of Colorado Outdoors
David Dragoo provided an update regarding the masterplan.

Mr. Dragoo explained that Proset has been doing the site work at the Fairfield by Marriott hotel. The modulars were installed which included fully furnished rooms. Estimated completion date for the Fairfield by Marriott hotel is summer of 2023.

There will be a two-story medical center to the west of the Fairfield by Marriott hotel on Tributary Road. The services they will provide include an imaging center, MRI, CT, urgent care, and physical therapy. There will be covered parking on the bottom. The site is 3 and a half acres in size.

Mr. Dragoo mentioned that there was only one update for the Flex buildings. The Flex Rec had their ribbon cutting. Mayor Frank was present. The Flex Rec is the only facility on the north of town that offers extreme training, functional exercise, and aerial arts.

Shelter Distilling is still focusing on their interior and site work with an estimated completion of summer/fall 2023. They are getting all the preliminary stuff ready. They have a groundbreaking ceremony scheduled for Monday, April 3, 2023, at 4PM. It is a private event, but the MURA board is invited.

Project green closed on their property in January 2023. They will be located to the east of Shelter. It is both commercial and housing. Construction is estimated to commence late 2023. Initial cost estimates will be available by mid-May.

Jim Anderson asked if Project Green is expecting a MURA contribution. David Dragoo stated that they haven't asked as of right now.

Project Lollipop is under contract and expected to close mid- April. It is a medical office. 1.6 acres in size.

William Bell stated that when new projects are coming in, they have the initial base plan of development. Past financial decisions have been based on the financial performance of the URA over the 25-year life. The information is then provided to Anderson Analytics so that they can figure out the financial impact. All those numbers and findings would then be presented to the board so the board can decide if it's a good project.

Anthony Russo mentioned that the reason they are not sharing the numbers on the new projects is because the numbers are not definitive yet. The plan could change. Mr. Russo explained that Project Green was a great example. He mentioned that they ran the numbers, it was good, but it wasn't great. They reached out to Anderson Analytics. Anderson then recommended that they add 7,000 square feet of commercial to Project Green. Mr. Russo then went back to the developer and told them they needed to include commercial as part of their plan for Project Green in order to move forward.

David Dragoo presented on the Basecamp Apartments. He provided a few photos of the interior and exterior of the apartments. There is a leasing agent on site.

Barbara Bynum asked Brad Hughes when property taxes would be collected from Fairfield Inn by Marriott. Mr. Hughes explained that we will see full revenue on the property tax component in 2025 for the Fairfield Inn by Marriott hotel.

SCHEDULE FUTURE MEETINGS,

The next regular meeting of the MURA Board of Directors was scheduled for Wednesday, April 19, 2023, at 2:00 p.m.

GENERAL DISCUSSION

No discussion.

ADJOURNMENT

A motion was made by Tad Rowan, seconded by Dave Frank, to adjourn the meeting at 3:50 p.m. with no further action taken. All voted yes. Motion passed.

ATTEST:

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Barbara Bynum, Chairperson

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William E. Bell, Executive Director

TABLE 1
Montrose Urban Renewal Authority
Summary of Promissory Note Expenditures to Date
Rev. 7/14/2023

Work Element	Promissory Note Date	Promissory Note Amount	Contract or Expense Authorization Date	Contract or Expense Authorization	Consultant/ Contractor	Expenses to Date	Anticipated Outstanding Expenses	Grant Revenues (Where Applicable)	Total Anticipated Out of Pocket Expense[(a)]
Stantec/Black Mtn. Design Reimbursements	5/11/2017	$353,759.55	5/11/2017	$353,759.55	Black Mtn. Reimbursements	$353,759.55	$0.00		$353,759.55
Phase I Civil Design	6/5/2017	$552,570.00	6/5/2017	$462,370.00	Del-Mont Consultants	$462,118.83	$0.00		$462,118.83
Phase I Design Incidentals				$90,200.00	P. Hayes et. al.	$90,207.73	$0.00		$90,207.73
Uncompahgre River Improvements Design	7/24/2017	$121,951.00	7/24/2017	$146,881.00	Ecological Resource Consultants	$146,881.00	$0.00	$25,000.00	$121,881.00
Sewer Materials Direct Purchase	10/5/2017	$6,750,000.00	11/16/2018	$413,208.24	Winwater GJ Pipe	$417,329.40	$0.00		$417,329.40
Phase I Civil Design Change Order			1/2/2018	$95,250.00	Del-Mont Consultants	$80,292.90	$0.00		$80,292.90
Phase I Design Incidentals Change Order				$10,175.00	P. Hayes	$10,175.00	$0.00		$10,175.00
Power Utilities				$1,080,000.00	DMEA	$676,916.84	$0.00		$676,916.84
Natural Gas Utilities				$375,000.00	Black Hills Energy	$371,016.09	$0.00		$371,016.09
SCADA and Hot Tap				$43,115.00	Multiple	$42,860.00	$0.00		$42,860.00
Survey and Const. Support				$274,100.00	Del-Mont Consultants	$172,327.95	$0.00		$172,327.95
Entrance Drives/Access Road Along Mayfly				$204,459.60	Rundle Const. Ridgway Valley Ent.	$188,747.02	$0.00		$188,747.02
Support/Planning Services				-	Multiple	$148,704.73	$0.00		$148,704.73
Phase I Construction - Base Bid				$4,254,692.00	Ridgway Valley Ent.	$3,346,750.69	$0.00		$3,346,750.69
Phase I Construction - Bid Alternates						$665,116.82	$0.00		$665,116.82
Fairfield Hotel Horiz. Site Improvements	Savings		1/21/2020	$600,000.00	LaMont Companies	$499,075.74	$100,924.26		$600,000.00
Mayfly Site Horiz. Site Improvements	10/15/2018	$805,937.09	10/15/2018	$805,937.09	Black Mtn. Capital	$653,078.89	$0.00		$653,078.89
Phase I River Construction	3/6/2019	$1,100,000.00	2/3/2020	$1,600,000.00	ERC/Naranjo	$1,602,969.34	$0.00	$784,588.00	$818,381.34
Phase II Infrastructure Civil Design	Savings		1/14/2020	$111,300.00	Del-Mont Consultants	$88,716.68	$0.00		$88,716.68
Colorado Yurt Horizonal Site Imp.	4/7/2021	$853,935.00	4/7/2021	$853,935.00	Alcorn Const.	$853,935.00	$0.00		$853,935.00
Basecamp Apt. Horiz. Site Imp.	6/16/2021	$1,367,000.00	6/16/2021	$1,367,000.00	Misc.	$1,113,099.93	$253,900.07		$1,367,000.00
Flex Buildings Horizontal Site Imp.	10/20/2021	$1,100,000.00	10/20/2021	$1,100,000.00	Black Mtn/Shaw	$1,100,000.00	$0.00	$0.00	$1,100,000.00
Shelter Distilling Horiz. Site Improvements	(b)	-	6/2/2022	$700,000.00	Shaw	$87,867.71	$287,968.47	$0.00	$375,836.18
	TOTAL	**$13,005,153**				**$13,171,948**	**$642,793**	**$809,588**	**$13,005,153**

(a) Expenses to Date + Outstanding Expenses - Grant Revenues

(b) No promissory note utilized. Project to be paid using savings from previous promissory notes as available and MURA fund balance

TOTAL PROMISSORY NOTES LESS TOTAL ANTICIPATED EXPENSES = $0.00

Completed lines shaded grey

General update on outstanding reimbursements:

Fairfield: Modulars set and working on interior and exterior finishes. Opening still planned for 2023.

Basecamp: Nearly all site work except landscaping is complete and reimbursed. Landscaping underway. CO issued for two of the four buildings. All CO's anticipated by end of 2023.

Shelter: Site work started 3/8/2023, foundations and initial sitework underway.