A regular meeting of the Montrose Urban Renewal Authority (MURA) Board of Commissioners was held on Wednesday, January 25, 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, Steve Bush, Allison Howe, Executive Director William Bell

ABSENT: Brad Hughes, Doug Glaspell

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 Tad Rowan.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Board members Tad Rowan, Dave Frank, Barbara Bynum, J. David Reed, Ed Ulibarri, 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 October 19, 2022, regular MURA Board meeting.

A motion was made by Dave Frank, seconded by J. David Reed, to approve the minutes of the October 19, 2022, regular MURA Board meeting as presented. All voted yes. Motion passed.

ELECTION OF MURA BOARD CHAIR

A motion was made by Dave Frank, seconded by J. David Reed , to appoint Barbara Bynum as the Montrose Urban Renewal Authority Chair.

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.

The Board reviewed the proposed bylaws section by section. In Article II, the Board decided to remove "secretary" from section 1. The executive director would still have the right to designate a recording secretary. In Article II, Section 7 Barbara Bynum recommended that the month for the election of officers be changed from April to May.

Ed Ulibarri requested that the deleted Article III, Section 5 be kept as part of the bylaws because it allows for the community to address issues when the agenda items come up. The Board discussed the reasons to why Section 5 was removed from the bylaws and why it should be added to a separate policy. Mr. Bell mentioned that he will work on putting a policy together to address this issue. In Section 4, the Board agreed to change roll call to a general vote of the board. In Section 5, the Board requested that every motion include "and authorize the executive director to approve and sign on the MURA's behalf."

The Board requested that an appendix be created to reference the state statues included in the bylaws. After each state statue listed on the bylaws it will be followed by "as may be amended by the legislature from time to time." A new section would be added to Article 5 to address the appendix.

The Board decided to wait to approve the bylaws until the next MURA meeting.

TIF EXPENDITURE UPDATE

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

Mr. Murphy reported that there are 3 reimbursements left which include Fairfield Inn Hotel, Shelter Distilling and Basecamp Apartments. Mr. Murphy said that 80% of funds have been reimbursed for the Basecamp Apartments. The only thing outstanding is landscaping. The Fairfield Inn will be issued one full payout in the first quarter of this year. Shelter Distilling is working on their site development, and it will need to be approved by City Council first.

DEVELOPMENT UPDATE

Presentation by David Dragoo of Colorado Outdoors
David Dragoo provided an update regarding the Flex buildings and Fairfield Inn Hotel at Colorado Outdoors. Mr. Dragoo reported that the estimated completion date for the Fairfield Inn hotel is scheduled for summer 2023. William Woody, Communications Manager for the City of Montrose has been taking photos and recording the construction process. The Colorado Outdoors Medical Center is a 50,000 square foot facility that is scheduled to be completed by early 2024.

Mr. Dragoo presented the status of the current tenants at the Flex buildings. The Montrose Recreation District expanded and will now have another location at Colorado Outdoors called Flex Rec. They are scheduled to have their grand opening on the last week of January 2023. Bright Beginnings will be a new childhood center located at the Flex buildings. They will have an outdoor playground and a commercial kitchen. RONO is a tenant that focuses on hospitality, and they will have their office space at Colorado Outdoors. Montrose Anglers provides fly fishing lessons and guiding services. They also sell a range of fly fishing premium gear brands. They have been operating and have been busy. Another tenant at the Flex buildings is Smith Fly. They make inflatable drift boats and will start operating later this spring. Colorado Yurt Company (Secret Creek) is currently working on obtaining their lodging license to allow for people to stay overnight and utilize the yurts that are on site. Shelter Distilling from Mammoth Lakes, CA will be moving their location to Colorado Outdoors. The estimated completion date is winter 2023. Mr. Dragoo also shared that the Basecamp Apartments will have one out of three buildings completed by March 2023. 96 units will become available and there's about 230 people already on the waitlist.

SCHEDULE FUTURE MEETINGS.

The next regular meeting of the MURA Board of Directors was scheduled for Wednesday, February 22, 2023, at 2:00 p.m. in the Centennial Meeting Room.

GENERAL DISCUSSION

No discussion.

ADJOURNMENT

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

ATTEST:

Tad Rowan, Chairperson

William E. Bell, Executive Director

MONTROSE URBAN RENEWAL AUTHORITY
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