

A regular meeting of the Montrose Urban Renewal Authority (MURA) Board of Commissioners was held on Wednesday, September 20, 2023, at 2:00 p.m. in the City Council Chambers, located in the Elks Civic Building at 107 S. Cascade Avenue. Said meeting was posted in accordance with the Sunshine Law.

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

GUESTS: David Dragoo, Doug Dragoo, Colleen Aller, Gail Marvel, Ron Henderson, Jim Anderson, Dee Laird, Ben Morris, Scott Murphy, Greg Story, Lisa DelPiccolo, Joel Evans, Darlene Mora, Bethany Maher, David White, Graham Anderson, Ashley Hohlenkamp, Cetacea Atwell, Peter Strogov, Charlie Rose, Jordan Caylor, Morgan Pinholster, Thom Miller, Rick Blier, Susan Kroll, Jacqueline Huff, Jessie Nietzer

CALL TO ORDER

The meeting was called to order at 1:59 p.m. by Chairperson Barbara Bynum.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

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

CHANGES TO THE AGENDA, INCLUDING ADDITIONS AND DELETIONS

No changes were made to the agenda.

CALL FOR PUBLIC COMMENT

Ron Henderson spoke regarding the flood plain that the URA sits upon and questioned what signals that MURA has accomplished its purpose. Mr. Henderson asked if MURA representatives had spoken to Montrose Regional Health about an additional health facility.

Susan Kroll spoke in opposition to a facility that competes with Montrose Regional Health and spoke in opposition to public funds provided to an entity that would compete with the nonprofit hospital.

Rick Bleier questioned whether the new medical facility would be required to provide less profitable services which would make them equal partners within the community.

Joel Evans spoke in support of the proposed pediatric facility stating that the community has grown and there is a need for the services.

Chair Barbara Bynum clarified that the proposed facility is a pediatric office only and not an ambulatory care center.

CONSIDERATION OF MINUTES

The MURA Board considered the minutes of the July 17, 2023, regular MURA board meeting.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to approve the minutes of the July 17, 2023, 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. The Fairfield Inn is planning to open this year, and one payment remains. Three of four buildings in the Base Camp project have certificates of occupancy and \$12,000.00 remains for completion of landscaping. The Shelter distilling project has \$540,000.00 remaining of \$700,000.00 allocated. The steel building was delivered, and the foundation is complete.

Executive Director Bill Bell provided an overview of the purpose of the Urban Renewal Authority, and the partnership with the Dragoos to develop under-utilized and blighted properties along the river. Mr. Bell reviewed tax increment financing and stated that all new revenue collected until 2042 (25 years) stays within the URA and is reinvested. The terms of a \$13 million loan from the City Water Fund to fund initial infrastructure were discussed.

PROJECT LOLLIPOP ECONOMIC INCENTIVES REQUEST

Executive Director Bill Bell provided an overview of the planned addition of a privately funded medical office building to the Colorado Outdoors development. Construction is projected to begin later in the year, and the facility is expected to provide 19 full-time jobs with above average salaries.

Mr. Bell reported that the project was discussed in executive session at the last meeting to protect proprietary information in the business plan. Mr. Bell stated that, as with past projects, the economic incentives would be in the form of horizontal site improvements including streets, sidewalks, and lighting. Mr. Bell said the land has been purchased, and the cost of construction is estimated at \$5.7 million.

Pediatrician Peter Strogov reviewed his plan to open a Kids First pediatrics center that would include a small pharmacy and would eventually have extended hours. Dr. Strogov said that full-spectrum care outside of emergent situations would be provided.

Mr. Bell reviewed TIF revenues generated and the request for MURA TIF anticipatory financing. Mr. Bell said building permit waivers would also be provided by the city. Graham Anderson, with Anderson Analytics provided an overview of project modeling which was included in the meeting packet.

Mr. Bell stated that the requested incentive amount of \$873,000.00 is more than the projected cash flow, and he did not recommend approval of the entire amount. He asked board members to consider approving as much as possible toward the request, less \$331,000.00, which is the value of the existing infrastructure.

Public Comment was accepted.

Jim Anderson questioned whether the pediatric services are already offered by existing medical providers and what the impact would be on existing businesses.

Bethany Maher spoke in support of the project and encouraged bilingual services.

Darlene Mora spoke in support of the project and recommended bilingual services and a sliding scale for payments based on income.

David White asked if an economic impact study has been conducted or an assessment of the positive and negative aspects of another medical clinic.

David Dragoo spoke in support of the project citing job creation as a large component of a URA.

Chair Barbara Bynum reported that five letters of support were received and provided to MURA Board members. The hospital CEO notified his staff that he does not support the project but did not forward a statement to the MURA Board.

Board members discussed the amount of the request. Mr. Bell reviewed the Board's role in spurring economic development, and the board discussed investing and incentivizing development.

Doug Dragoo stated that his organization has spent millions in marketing to attract businesses, such as Project Lollipop, and part of the message is that there is a very good possibility for incentives.

Dr. Strogov stated that the location was selected based upon economic incentives for other projects, and they are unlikely to move forward without incentives which are built into the business model. Dr. Strogov stated that the mission is to serve the underserved and they will not be in competition with the hospital.

A motion was made by Allison Howe, seconded by Dave Frank, to approve economic incentives totaling \$403,000.00 for Project Lollipop. Ed Ulibarri voted no. All others voted yes. Motion passed.

SCHEDULE OF FUTURE MEETINGS

The next regular meeting of the Montrose Urban Renewal Authority is scheduled for Wednesday, October 18, 2023.

ADJOURNMENT

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to adjourn the meeting at 4:56 p.m. with no further action taken. All voted yes. Motion passed.

ATTEST:

Barbara Bynum, Chairperson

William E. Bell, Executive Director