

MONTROSE URBAN RENEWAL AUTHORITY
MINUTES OF THE REGULAR MEETING
November 18, 2025

A regular meeting of the Montrose Urban Renewal Authority (MURA) Board of Commissioners was held on Tuesday, November 18, 2025, at 2:00 p.m. in the City Council Chambers, located at 107 S Cascade Avenue. Said meeting was posted in accordance with the Sunshine Law.

Present: J. David Reed, Dave Frank, Doug Glaspell, Judy Ann Files, Ed Ulibarri, Brad Hughes, Tom West, Ken Otto, Jim Haugsness, Executive Director William Bell

Guests: Heidi Dragoo, Gail Marvel, Briceida Ortega, Anthony Russo, Chris Dowsey

CALL TO ORDER

The meeting was called to order at 2:00 p.m. by J. David Reed.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited.

ROLL CALL

Board members J. David Reed, Dave Frank, Judy Ann Files, Doug Glaspell, Ed Ulibarri, Brad Hughes, Tom West, Ken Otto, Jim Haugsness and Executive Director William Bell were present.

CHANGES TO THE AGENDA, INCLUDING ADDITIONS AND DELETIONS

No additions or deletions.

CALL FOR PUBLIC COMMENT

No comments.

CONSIDERATION OF MINUTES

The Montrose Urban Renewal Authority Commission considered the minutes of the regular meeting held on May 1, 2025.

A motion was made by Dave Frank, seconded by Doug Glaspell, to approve the minutes of the regular meeting held on May 1, 2025 as presented. All voted yes. Motion passed.

TIF EXPENDITURE UPDATE

City Engineer Scott Murphy presented an overview of the URA's finances, summarizing both expenditures and revenues to date. He explained that total spending includes all URA costs from inception, initial design and legal work, major Phase I infrastructure and river improvements, and URA-supported horizontal site improvements for various Colorado Outdoors projects. These investments were initially financed through City-issued promissory notes, now totaling about \$13 million in principal and roughly \$17 million with interest. Completed projects account for most expenses, with only the second hotel and Green Line improvements still pending, bringing total anticipated URA expenditures to about \$16 million.

Murphy also reviewed TIF revenues, which come from property tax increment and pledged City sales, use, and excise taxes. Revenues have grown steadily as development occurs, with approximately \$3.4 million collected to date, now exceeding the URA's near-term project obligations, allowing some projects to be funded directly without additional promissory notes. Staff noted that revenues are outperforming projections due to increasing property values and lodging and sales tax activity. Long-term financial modeling shows the URA remains on track to repay the City by 2042, and the new conservative incentive formula helps ensure repayment capacity. Murphy invited board members to reach out for deeper review of the financial details.

GREENLINE PROJECT EXTENSION

Anthony Russo provided an update regarding the Greenline Project. He reported that Green Line is a mixed-use development in Colorado Outdoors, with multifamily housing and ground-floor retail. While the original plan was to build the multifamily units first and then the retail, cost trends, tariffs, labor and interest rate conditions, and coordination with the adjacent River's Edge retail project have led the team to pivot and prioritize retail earlier. Green Line is working with the Dragoo's on the River's Edge project to create a vibrant retail core flanked by multifamily housing. Anthony reported that about 30 percent of the retail space is already pre-leased, with a goal of reaching 35–40 percent pre-leasing to secure construction financing. Construction drawings are expected to be finalized by the second quarter, with a goal of breaking ground on retail in the third quarter, and starting the multifamily portion approximately three months later, assuming bids come in under projections. Horizontal site improvements for both phases will be constructed together early in the project, consistent with the URA's approved reimbursement. Because the URA agreement originally required groundbreaking by October, the developer requested an extension into the third quarter of the following year, with staff recommending an extension to July 1. The board also noted that the Green Line agreement lagged the second hotel agreement by three to four months and that

winter conditions further constrain schedule flexibility. Board members expressed support for advancing the retail portion given its importance to TIF generation and discussed whether a longer extension would prevent repeated minor amendments.

A motion was made by J. David Reed, seconded by Dave Frank, to extend the building permit/start-of-work deadline in the Green Line URA agreement from October 31, 2025, to October 31, 2026, and to amend the project termination date from December 31, 2027, to December 31, 2028, and the motion passed unanimously.

REVIEW OF MURA HANDBOOK

Executive Director William Bell provided an update on the newly compiled URA Board Manual. He explained that the manual consolidates all URA governance and project documents into a single binder, including an overview of the URA and its purpose, current board membership, bylaws, board and staff role descriptions, promissory note agreements with the City, developer agreements for individual projects, analytical reports such as those from Anderson Analytics, and enabling resolutions and plan documents from the URA's creation. The manual is designed as a binder so board members can insert updated pages as projects and membership change; all material is also available digitally and on the City's website. Members were encouraged to review the manual and contact staff with any questions.

COLORADO OUTDOORS UPDATE

Anthony Russo provided a brief update on the second hotel project, noting that design work is progressing, construction documents are being prepared with the goal of going out to bid by January, and groundbreaking is anticipated within six months, with a rooftop feature still under consideration. Mr. Russo described efforts to incorporate two small "island" parcels into the existing project area, one owned by the Dragoos and one under contract for a separate potential mixed-use project near the south end of the site so they can be eligible for URA tools; maps and additional detail will be brought to a future meeting.

Heidi Dragoos with Colorado Outdoors, reported that the two flex buildings north of Secret Creek are now fully leased, with the final space under construction as an interior design showroom and studio expected to open in the first quarter of next year. Experience with the flex buildings has highlighted strong demand for small-format retail space. The next major undertaking, River's Edge, will consist of two buildings with five units each, located between Mayfly and Shelter along Mayfly Drive, and is envisioned for retail, restaurant, and small office users; pre-leasing is ongoing, with significant interest from both local and regional operators. Colorado Outdoors also continues to host large, free community events such as the recent block party, and another event is planned for next summer. In response to board questions,

staff reported that a previously discussed pediatric medical facility on URA land remains in play but is delayed due to state-level Medicaid/Medicare reimbursement concerns for rural pediatric care, and that the developer and state offices are actively exploring new reimbursement approaches. Another partially constructed medical building in the area remains subject to private negotiations among lienholders and potential users, with options under review that include continued medical use, office use, or mixed-use space. Executive Director William Bell emphasized that this was not a URA or City project.

SCHEDULE FUTURE MEETINGS

The board discussed scheduling upcoming meetings. Recognizing that the URA will have more items to consider going forward, members indicated a preference to return to more regular, likely monthly, meetings. By consensus, the board set its next meeting for Wednesday, December 10, from 2:00 to 3:00 p.m., and scheduled a subsequent meeting for Wednesday, January 14, at 2:00 p.m. Staff will send formal notices and calendar invites for both dates

ADJOURNMENT

The meeting was adjourned at 2:51 pm, with no further action taken.

ATTEST:

J. David Reed, Chairperson

William E. Bell, Executive Director