

MONTROSE URBAN RENEWAL AUTHORITY (MURA)

BOARD of COMMISSIONERS MEETING

Wednesday, July 8, 2026 2:30 PM

Montrose Public Safety Community Room

434 S 1st Street, Montrose, CO



AGENDA

1) CALL TO ORDER

- Board Chair J. David Reed

2) THE PLEDGE OF ALLEGIANCE

3) ROLL CALL

- Senior Deputy City Clerk, Briceida Ortega

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

- Senior Deputy City Clerk, Briceida Ortega

Action: Consider making a motion to approve the minutes of the May 6, 2026 regular MURA Board meeting as amended.

Action: Consider making a motion to approve the minutes of the June 3, 2026 regular MURA Board meeting as presented.

7) ICMA TAX INCREMENT FINANCE WEBINAR SERIES PART III

8) PROJECT UPDATES

9) SCHEDULE FUTURE MEETINGS

10) ADJOURNMENT

MONTROSE URBAN RENEWAL AUTHORITY
MINUTES OF THE REGULAR MEETING
May 6, 2026 - AMENDED

A regular meeting of the Montrose Urban Renewal Authority (MURA) Board of Commissioners was held on Wednesday, May 6, 2026, at 2:00 p.m. in the Community Room, located in the Montrose Public Safety Complex at 434 S. First Street. Said meeting was posted in accordance with the Sunshine Law.

Present: J. David Reed, Dave Frank, Michael Badagliacco, Adam Woodden, Ed Ulibarri, Brad Hughes, Ken Otto, Jim Haugsness, Executive Director William Bell

Guests: David Dragoo, Heidi Dragoo, Sue Hansen, Kirstin Copland, Scott Murphy, Gail Marvel, Lisa DelPiccolo, Shani Wittenberg, Chris Dowsey, Kylea Henseler

CALL TO ORDER

The meeting was called to order at 2:02 p.m. by MURA Board Chair J. David Reed.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited.

ROLL CALL

Board members J. David Reed, Dave Frank, Michael Badagliacco, Adam Woodden, Ed Ulibarri, Brad Hughes, 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 were received.

CONSIDERATION OF MINUTES

The Montrose Urban Renewal Authority Commission considered the minutes of the regular meeting held on March 11, 2026.

A motion was made by Jim Haugsness, seconded by Ken Otto, to approve the minutes of the regular meeting held on March 11, 2026 as presented. All voted yes. Motion passed.

ELECTION OF OFFICERS

Executive Director Bill Bell reviewed the bylaw provisions for the election of officers, which occurs each May. Mr. Bell stated that the board can select a secretary from among its members, or the recording tasks can be delegated to staff. The City Clerk's office currently serves in the capacity of recording secretary. The board members opted to continue with this practice.

Dave Frank nominated J. David Reed as chair for the upcoming year, and Brad Hughes seconded the nomination. The motion passed unanimously.

Dave Frank nominated Ken Otto as Vice Chair. Mr. Otto declined the nomination. Brad Hughes was nominated and also declined the nomination. Mr. Otto retracted his nomination denial, and accepted Dave Frank's nomination. Brad Hughes seconded the nomination, and the motion passed unanimously.

TIF EXPENDITURE AND REVENUE UPDATE

City Engineer Scott Murphy provided an overview of the financial history of the Urban Renewal Authority (URA). Mr. Murphy explained that the financing structure for Phase I infrastructure consisted of promissory notes from the City to the URA with a four percent interest rate, compounded annually. This financing method reduced borrowing costs, allowing more projects to be completed. As development projects progressed, they were tied to the promissory notes.

Mr. Murphy provided an overview of completed projects, including the Fairfield hotel, river improvements, Mayfly, Base Camp, the Flex Buildings, Shelter Distilling, and Colorado Yurt, which is now owned by the Montrose Recreation District (MRD). **It was noted that MRD will continue making payments in accordance with the existing agreement, which requires repayment of the horizontal improvements previously approved by the URA.**

Mr. Murphy noted that, although MRD is a tax-exempt entity, it continues to make payments equivalent to those that Colorado Yurt would have made in lieu of taxes to keep the URA whole and ensure the property remain on the tax rules

Mr. Murphy stated that, following completion of Phase I, MURA is approximately \$300,000 under budget and has no outstanding expenditures. Funding partners for the river improvements included the Colorado Department of Local Affairs (DOLA), the Colorado Water Conservation Board, and Colorado Parks and Wildlife.

Mr. Murphy reported that a second Lamont hotel is planned within the URA district. He noted that hotels are desirable because they generate excise tax revenue. Mr. Murphy reviewed upcoming horizontal infrastructure improvements that have already received approval and are included in the list of outstanding expenses. He explained that contractors are paid directly by the URA. Loans to the URA total approximately \$13 million and continue to accrue interest at four percent annually. With accrued interest, the balance currently stands at approximately \$17.45 million. Total expenditures are approximately \$16 million, including amounts already spent or contractually committed.

Mr. Murphy stated that the URA's three primary revenue sources are property tax increment financing (TIF), excise tax TIF, and sales tax TIF.

City Manager Bill Bell provided an overview of tax increment financing, explaining that the baseline is established using the value of the land prior to development. The increased property value resulting from improvements remains within the project area's boundaries for 25 years rather than being distributed to the taxing entities. Mr. Bell explained that, at some point, the URA may be able to directly fund projects using its fund balance. The current MURA fund balance is \$3,024,245.

The Board discussed the benefits of preserving property along the river corridor.

Chairperson J. David Reed introduced County Commissioners Sue Hansen and Kirstin Copeland.

DISCUSSION ITEMS

COLORADO OUTDOORS UPDATE

David Dragoo provided an update on projects within the Colorado Outdoors development. Mr. Dragoo highlighted the continued growth of businesses, including the expansion of childcare services, increased hotel activity, and the creation of new jobs through a variety of small businesses.

Mr. Dragoo reported that tax revenues collected in 2025 increased approximately 66 percent over 2024. Revenue sources include property taxes, sales and use taxes, and excise taxes. He explained that the increase is largely attributable to completed development projects becoming fully taxable as construction is completed and businesses become operational.

Mr. Dragoo also provided an update on the planned Hampton Inn & Suites project. The proposed hotel will consist of approximately 99 rooms, including a mix of standard rooms and suites. The project is approximately 70 percent through the design phase and is expected to submit building permit applications within the next 45 to 60 days. Construction is anticipated to begin in fall 2026.

Staff noted that hotel demand in Montrose remains strong, with existing hotels in the area experiencing high occupancy levels. The new hotel is expected to help meet growing lodging demand and generate additional tax revenues within the district.

Mr. Dragoo also highlighted several new businesses locating within Colorado Outdoors, including Chef Uma Poke Bowl, Sage House Designs, and Moore Connections. He noted that the businesses are expected to contribute to continued job creation and economic activity. Ribbon cuttings for several of the new businesses are anticipated this summer.

Mr. Dragoo concluded by providing an overview of the variety of businesses currently operating within the URA district and emphasized their collective contribution to the area's economic growth and vitality.

ICMA Tax Increment Financing (TIF) Webinar Series

The first segment of the ICMA Tax Increment Financing (TIF) Webinar Series was presented.

SCHEDULE FUTURE MEETINGS

The next meeting was scheduled for Wednesday, June 3, from 2:30 pm to 4:00 pm in the Community Room of the Montrose Public Safety Complex.

ADJOURNMENT

The meeting was adjourned at 4:02 PM, with no further action taken.

ATTEST:

J. David Reed, Chairperson

William E. Bell, Executive Director

MONTROSE URBAN RENEWAL AUTHORITY
MINUTES OF THE REGULAR MEETING
June 3, 2026

A regular meeting of the Montrose Urban Renewal Authority (MURA) Board of Commissioners was held on Wednesday, June 3, 2026, at 2:30 p.m. in the Montrose Public Safety Community Room, located at 434 S 1st Street. Said meeting was posted in accordance with the Sunshine Law.

Present: J. David Reed, Dave Frank, Michael Badagliacco, Adam Woodden, Ed Ulibarri, Ken Otto, Jim Haugsness, Executive Director William Bell

Guests: Briceida Ortega, Anthony Russo, Chris Dowsey, David Dragoo

CALL TO ORDER

The meeting was called to order at 2:37 p.m. by J. David Reed.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited.

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 6, 2026.

The board requested clarification of a statement contained in the May 6, 2026 meeting minutes regarding payments being made by MRD to the URA. The Board discussed the requested revision and agreed that the minutes should be amended to accurately reflect the discussion.

A motion was made by Dave Frank, seconded by Ed Ulibarri, to table approval of the minutes pending clarification of statements made by Mr. Murphy, to be brought back at the next meeting.

All voted yes. Motion passed.

ROLL CALL

Board members J. David Reed, Dave Frank, Michael Badagliacco, Adam Woodden, Ed Ulibarri, Ken Otto, Jim Haugsness, Executive Director William Bell.

ICMA TAX INCREMENT FINANCE WEBINAR SERIES PART II

The Board continued with the ICMA TIF webinar training series. Discussion included the importance of verifying project costs, using accurate numbers, and ensuring transparency for the public. Executive Director William Bell noted that having the City Engineer, Montrose County Assessor, City's Legal Department, and Anderson Analytics involved in the process helps verify assumptions and keep projects financially sound.

The Board discussed net operating income, debt service coverage ratio, and how lenders evaluate project feasibility. It was explained that Anderson Analytics reviews project assumptions and compares them to objective data and standards to ensure projections are conservative and realistic.

DISCUSSION ITEMS

Executive Director William Bell provided a brief update regarding the Hampton Inn & Suites project. Plans are nearing completion for submission to the Planning Department, and a press release is expected in the coming weeks. David Dragoo noted that groundbreaking is anticipated in the near future. Mr. Bell mentioned that they would be waiving the City's portion of certain fees such as the plan check fee, construction use fee, and building permit fee. An update was also provided regarding the coordinated pylon sign, which is currently in the design phase. The sign is expected to serve the larger complex, with other businesses potentially contributing.

SCHEDULE FUTURE MEETINGS

The board discussed scheduling a future meeting on Wednesday, July 8, 2026.

ADJOURNMENT

The meeting was adjourned at 3:58 PM, with no further action taken.

ATTEST:

J. David Reed, Chairperson

William E. Bell, Executive Director