MONTROSE URBAN RENEWAL AUTHORITY (MURA)
BOARD of COMMISSIONERS MEETING
Wednesday, March 16, 2022 2:00 PM
City of Montrose Centennial Meeting Room
433 S 1st St. Montrose, CO

AGENDA

1) **CALL TO ORDER**
- Board Chair Tad Rowan

2) **THE PLEDGE OF ALLEGIANCE**

3) **ROLL CALL**
- Deputy City Clerk Mikayla Unruh

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**
- Deputy City Clerk Mikayla Unruh

Action: Consider making a motion to approve the minutes of the January 19, 2022 regular meeting and the January 31, 2022 special meeting.

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

8) **2021 MURA: BASE/INCREMENT & REVENUE CALCULATIONS**
- Montrose County Assessor Brad Hughes

9) **SCHEDULE FUTURE MEETINGS**

10) **ADJOURNMENT**

Upon adjournment, Board members are invited to attend a site visit at the Colorado Outdoors Development, located at 1101 Mayfly Drive, to tour the Flex Building project site (new location of Trattoria Di Sofia, Maslow Academy of Applied Learning, and the Montrose Recreation District satellite location), the Colorado Yurt Company building site, and the Basecamp Apartments building site.

A regular meeting of the Montrose Urban Renewal Authority (MURA) Board of Commissioners was held on Wednesday, January 19, 2022 at 2:00 p.m. The meeting was held electronically via Zoom. Said meeting was posted in accordance with the Sunshine Law, including a Zoom meeting link and phone numbers for additional virtual public participation.

PRESENT: Tad Rowan, Doug Glaspell, Dave Frank, Barbara Bynum, Brad Hughes, Steve Bush, Anthony Russo, Executive Director Bill Bell

ABSENT: J. David Reed, Mark Plantz

GUESTS: City Engineer Scott Murphy, Business and Tourism Director Lisa Kuczmarski, Deputy City Clerk Mikayla Unruh, Gail Marvel, David Dragoo, Doug Dragoo, Jason Senior, Karl Anderson, Matt Hammer, Joel Evans, Colleen Aller, David Schieldt, Josue Perez, Shani Wittenberg, Gail Marvel

CALL TO ORDER

The meeting was called to order at 2:00 p.m. by Chairperson Tad Rowan.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Board members Tad Rowan, Doug Glaspell, Dave Frank, Barbara Bynum, Brad Hughes, Steve Bush, and Executive Director Bill Bell were all present. Board members Mark Plantz and J. David Reed were absent.

Board member Anthony Russo joined the meeting at 2:15 p.m.

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 20, 2021 regular MURA Board meeting.

A motion was made by Doug Glaspell, seconded by Dave Frank, to approve the minutes of the October 20, 2021 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.

Mr. Murphy explained that as it stands, total expenditures are still trending towards a cost savings of roughly $375,000 when all approved allocations for current projects have been paid out. This savings is largely due to construction cost savings from initial project budgets, internal design, construction oversight from the City Engineering Department, and grants awarded for river improvement work.

All horizontal site improvement construction within the MURA up to this point has been financed through promissory notes with the City of Montrose. Mr. Murphy explained that the associated expenditures only begin accruing as the construction work is completed and each invoice is reviewed to ensure only items that fit the true definition of "horizontal site improvements" are included.

Mr. Murphy provided an update on the construction of the Basecamp Apartments and Colorado Yurt Company projects. Mr. Murphy noted that significant underground work has been completed for both sites and the parking lots should be finished in Spring 2022.

DEVELOPMENT UPDATE

David Dragoo provided an update on the Fairfield by Marriott hotel project. Mr. Dragoo shared that the project is still on schedule to be completed by early 2023. Work on the building site is anticipated to being in early Spring 2022 with modular units set to arrive during Spring and Summer 2022.

Mr. Dragoo also provided an update on the construction of the Flex Building project and Colorado Yurt Company facility.

Karl Anderson, Matt Hammer, and Jason Senior presented an overview of their business, Shelter Distilling, and their plans to relocate the company headquarters to Montrose, CO.

Mr. Anderson explained that Shelter Distilling plans to expand their manufacturing and distilling operations with a new facility at Colorado Outdoors. Current site plans are for a two-story, 23,000 square foot building to encompass a manufacturing area, event space, and a restaurant.

Mr. Anderson also noted that over the first five years in their new facility, Shelter Distilling anticipates hiring 40 full-time employees and an additional 15 – 20 part-time employees.

Mr. Dragoo explained that a more detailed summary of the financial impact and development information will be finalized in the coming weeks and presented to the MURA Board at a future meeting.

SCHEDULE FUTURE MEETINGS

The next regular meeting of the MURA Board of Directors will be held on February 16, 2022.

ADJOURNMENT

A motion was made by Brad Hughes, seconded by Doug Glaspell, to adjourn the meeting at 3:16 p.m. with no further action taken. All voted yes. Motion passed.

ATTEST:

Tad Rowan, Chairperson

William E. Bell, Executive Director

A special meeting of the Montrose Urban Renewal Authority (MURA) Board of Commissioners was held on Monday, January 31, 2022, at 1:00 p.m. The meeting was held electronically via Zoom. Said meeting was posted in accordance with the Sunshine Law, including a Zoom meeting link and phone numbers for additional virtual public participation.

PRESENT: Tad Rowan, Doug Glaspell, Dave Frank, Barbara Bynum, J. David Reed, Anthony Russo, Brad Hughes, Mark Plantz, Steve Bush, William Bell

ABSENT: None

GUESTS: City Engineer Scott Murphy, Business and Tourism Director Lisa Kuczmarski, Deputy City Clerk Mikayla Unruh, David Dragoo, Doug Dragoo, Scott Nation, Ken Van Skiver

EXECUTIVE SESSION

A motion was made at 1:01p.m. by Dave Frank, seconded by Anthony Russo, to enter into 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). The following additional details were provided for identification purposes: Colorado Outdoors "Project Care" project negotiations. All voted yes. Motion passed.

RECONVENEMENT AND ADJOURNMENT

The special meeting reconvened at 1:29 p.m.

At 1:31 p.m. a motion was made by Dave Frank, seconded by Doug Glaspell, to adjourn with no further action taken. All voted yes. Motion passed.

ATTEST:

Tad Rowan, Chairperson

William E. Bell, Executive Director

TABLE 1
Montrose Urban Renewal Authority
Summary of TIF Expenditures to Date
Rev. 2/9/2022

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	$121,881.00	7/24/2017	$146,881.00	Ecological Resource Consultants	$118,568.52	$28,312.48	$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	$0.00	$600,000.00		$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.	$457,883.32	$396,051.68		$853,935.00
Basecamp Apt. Horiz. Site Imp.	6/16/2021	$1,367,000.00	6/16/2021	$1,367,000.00	Misc.	$615,587.38	$751,412.62		$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
	TOTAL	**$13,005,083**				**$11,663,128**	**$1,775,777**	**$809,588**	**$12,629,316**

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

Completed lines shaded grey

TOTAL PROMISSORY NOTES LESS TOTAL ANTICIPATED EXPENSES = $375,766