

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 Kuczmariski, 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

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 begin 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

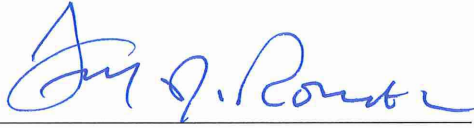
The next regular meeting of the MURA Board of Directors will be held on February 16, 2022.

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:



William E. Bell, Executive Director

Tad Rowan, Chairperson