



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) **TIF REVENUE EXPENDITURE UPDATE**
 - City Engineer Scott Murphy
- 6) **SHELTER DISTILLING INC. PROJECT PRESENTATION**
 - A) **Project Update**
 - Jason Senior, Karl Anderson, and Matt Hammer, Shelter Distilling Inc.
 - B) **MURA Financing Discussion**
 - Executive Director William Bell and City Engineer Scott Murphy
- 7) **SCHEDULE FUTURE MEETINGS**
- 8) **ADJOURNMENT**

TABLE 1 Montrose Urban Renewal Authority Summary of TIF Expenditures to Date Rev. 5/9/2022									
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	\$120,818.52	\$26,062.48	\$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 Horizontal Site Imp.	4/7/2021	\$853,935.00	4/7/2021	\$853,935.00	Alcorn Const.	\$514,465.32	\$339,469.68		\$853,935.00
Basecamp Apt. Horiz. Site Imp.	6/16/2021	\$1,367,000.00	6/16/2021	\$1,367,000.00	Misc.	\$618,749.43	\$748,250.57		\$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				\$11,725,122	\$1,713,783	\$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

SHELTER DISTILLING



PROJECT VISION:

Shelter Distilling will add an additional anchor partner to the Colorado Outdoors project on the banks of the Uncompahgre River. Shelter's high-end, modern distillery will offer guests the opportunity to spend a day or an evening overlooking the river while enjoying a tour, live music, event, gastropub food and libations. The company's vision includes:

- World-Class Distillery, Brewery and Restaurant
- Production capabilities to service a Western United States customer base
- Centralized operational center that creates a must visit experience for both consumers and craft distillery followers
- Become entrenched in the local community and support outdoor recreational opportunities
- Create good-paying jobs for the Montrose community

SIZE/LOCATION: MURA Phase I Lot 17 (TBD Mayfly Drive) with a lot size of 1.62 acres. Indoor/outdoor space including a 15,000 square foot building with 24,000 square feet of total production space.

PROJECT TYPE: Distillery and brewery with capabilities of delivering 25,000 cases of spirits and 2,500 barrels of beer annually. Gastropub restaurant, cocktail bar, and event space with a 300-person capacity.

OWNER: Shelter Distilling, Inc. as owner operator

FINANCING: Privately funded

CURRENT LAND STATUS: Closed into escrow

ESTIMATED COST OF CONSTRUCTION/VALUATION: \$13.1 Million

PROPOSED MURA TIF ANTICIPATORY LOAN: Up to \$700,000 for Horizontal Site Improvements

ANTICIPATED TIF REVENUES:

Sales Tax Projection through 2042 ----- \$2,260,269

Meals Tax Projection through 2042 ----- \$511,211

Real Property Tax Projection through 2042 ----- \$1,647,708

TOTAL TIF REVENUE: \$4,419,188



IMPLEMENTATION TIMELINE: Opening Winter 2023

JOB CREATION: Company owners, brewers, warehouse teams and brand managers. Approximately 22 Full Time and 35 Part Time jobs by the end of 2025. The average annual wage is approximately \$49,184, not including benefits.

OTHER PARTNERS: State of Colorado EDC: \$292,763 Job Growth Incentive Tax Credit approved in the Fall of 2021



PROJECT LOCATION:

Just south of the existing Mayfly building and north of 9th Street:

