

A regular meeting of the Montrose Urban Renewal Authority (MURA) Board of Commissioners was held on **Monday, July 24, 2017**, at 4:35 p.m., in the City Council Chambers located in the Elks Civic Building, 107 South Cascade Avenue. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Judy Ann Files, Roy Anderson, Dave Bowman, Barbara Bynum, Tad Rowan, Brad Hughes, Melanie Hall, David Romero (arrived at 4:50 p.m.).

GUESTS: Bill Bell, Scott Murphy, Steve Stephenson, Doug Dragoo, David Dragoo, John Harris, Stephen Alcorn, Shani Wittenberg, Rob Joseph, Gail Marvel, Patrick Hayes.

#### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

#### ROLL CALL BY THE SECRETARY

All Board members were present.

#### CHANGES TO THE AGENDA, ADDITIONS, DELETIONS

Changes requested were as follows:

Item 8: Consideration of a letter of support for the GOCO Connect Initiative was added to the agenda.

Item 10: An update on the recent URA training from Barbara Bynum was added to the agenda.

#### APPROVAL OF MINUTES

A motion was made by Dave Bowman, seconded by Judy Ann Files, to approve the minutes of the June 5, 2017, regular meeting of the Montrose Urban Renewal Authority Board of Commissioners. Judy Ann Files, Roy Anderson, Dave Bowman, Tad Rowan, Brad Hughes, and Melanie Hall voted yes. Barbara Bynum abstained. David Romero was not present. Motion passed.

#### CONSIDERATION OF CONTRACT AWARD

Scott Murphy presented on the design contract to be awarded to Ecological Resource Consultants for the riverbank stabilization and fish habitat improvements project within the Uncompahgre River adjacent to the MURA boundary. The total cost of the project will be \$146,881 with \$25,000 being deducted from this amount due to a recently received DOLA Planning grant.

Brad Hughes inquired about the adjacent property design being covered by the MURA. Bill Bell confirmed that as long as the design of the river upstream directly affects the MURA river project, then it is an eligible expense.

A motion was made by Judy Ann Files, seconded by Roy Anderson, to approve the award of the design contract to Ecological Resource Consultants for the total cost of \$146,881 minus the DOLA Planning grant of \$25,000. All voted yes. Motion passed.

#### CONSIDERATION OF PROMISSORY NOTE

The Board considered a Promissory Note between the Montrose Urban Renewal Authority and the City of Montrose in the amount of \$121,881.00 for the design and permitting of fish habitat and stream stabilization improvements within the Uncompahgre River adjacent to the MURA boundary.

A motion was made by Dave Bowman, seconded by Melanie Hall, to approve a Promissory Note for the amount of \$121,881.00 to loan to the MURA from the General Fund to be repaid through TIF revenues. All voted yes. Motion passed.

#### DESIGN AND DEVELOPMENT UPDATE

Scott Murphy, Patrick Hayes, and Steve Stephenson discussed the public infrastructure layout and the potential location of the new Marriott Hotel and future infrastructure phases.

Scott Murphy asked for the MURA Board to consider allowing Chairman Tad Rowan to sign a letter of support for the City of Montrose upcoming "GOCO Connect Initiative" trail on behalf of the Montrose Recreation District, a \$2 million grant application that would construct trail connectivity between the MURA area and the community recreation center. The trail would include some underpasses throughout the river corridor.

All board members gave consensus to allow Tad Rowan to sign a letter of support.

#### CONSTRUCTION FINANCING OPTIONS AND TIMELINE

Bill Bell presented on the financing options for the public infrastructure portion of Phase I.

#### URA TRAINING UPDATE

Barbara Bynum presented on her findings from the recent URA board training. Shani Wittenberg also attended the training.

#### FUTURE MEETING DATES AND TOPICS

The next MURA Board of Commissioners meeting was scheduled for Wednesday, September 27, 2017, at 4:30 p.m. in the City of Montrose Centennial Meeting Room, 433 S. First Street.

MOTION TO ADJOURN

At 5:23 p.m., a motion was made by Melanie Hall, seconded by Barbara Bynum, to adjourn the meeting with no further action taken. All voted yes. Motion passed.

ATTEST:

  
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Tad Rowan, Chairman

  
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William E. Bell, Executive Director