

A regular meeting of the Montrose Urban Renewal Authority (MURA) Board of Commissioners was held on **Tuesday, January 21, 2020**, at 3:00 p.m., in the City Council Chambers located in the Elks Civic Building, 107 S. Cascade Avenue. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Tad Rowan, Dave Bowman, Barbara Bynum, Roy Anderson, Judy Ann Files, Doug Glaspell, Brad Hughes, Gayle Johnson, Bill Bell

ABSENT: Mark Plantz

GUESTS: Mikayla Unruh, Ann Morgenthaler, Shani Wittenberg, Scott Murphy, Chelsea Rosty, Tim Cox, Blaine Hall, Matt Smith, Doug Dragoo, David Dragoo, Colleen Aller, Susan Barrientos, Gail Marvel, Phoebe Benziger, John Renfrow, Yvonne Meek

CALL TO ORDER

The meeting was called to order at 3:00 p.m. by Chairman Tad Rowan.

ROLL CALL

Board members Tad Rowan, Dave Bowman, Barbara Bynum, Roy Anderson, Judy Ann Files, Doug Glaspell, Brad Hughes, Gayle Johnson, and Director Bill Bell were present. Board member Mark Plantz was absent.

CHANGES TO THE AGENDA, ADDITIONS, OR DELETIONS

There were no changes to the agenda.

CONSIDERATION OF MINUTES

A motion was made by Judy Ann Files, second by Roy Anderson, to approve the minutes of the August 19, 2019 regular meeting and the January 7, 2020 special meeting. All voted yes. The motion passed.

COLORADO OUTDOORS PLAN OF DEVELOPMENT UPDATE

MURA Director Bill Bell provided a review of the Montrose Urban Renewal Authority (MURA) plan of development. The plan was developed by Anderson Analytics and completed in coordination with the City of Montrose and Mayfly Outdoors.

The Board members discussed the benefits of revising the existing plan to reflect current MURA projects and procedures. The Board asked Mr. Bell to contact Anderson Analytics regarding a cost estimate for an updated plan.

FAIRFIELD BY MARRIOTT HOTEL PROJECT

Consideration of Development Agreement

MURA Director Bill Bell presented the proposed development agreement with Lamont

Companies for the Fairfield by Marriott hotel project. Mr. Bell provided an overview of the project. In exchange for the proposed horizontal site improvements, the developers agree to build a 90 room hotel with an expected completion date of December 2022.

The Board members discussed the proposed agreement. A motion was made by Roy Anderson, seconded by Doug Glaspell, to adopt an agreement with Lamont Companies for the development of the Fairfield by Marriott hotel site at the northern end of Colorado Outdoors. All voted yes. The motion passed.

Consideration of a Tax Increment Financing Site Improvement Loan

MURA Director Bill Bell presented a proposed Tax Increment Financing Anticipatory Loan agreement with Lamont Companies for the Fairfield by Marriott hotel project. The proposed loan would be in the amount of \$600,000 and would address the construction of horizontal site improvements in association with the Fairfield by Marriott hotel site.

City Engineer Scott Murphy explained that the funding will be utilized for site improvements such as parking lot construction.

A motion was made by Doug Glaspell, seconded by Gayle Johnson, to approve a Tax Increment Financing Anticipatory Loan in the amount of \$600,000 for construction of horizontal site improvements associated with the Fairfield by Marriott hotel site at the northern end of Colorado Outdoors. All voted yes. Motion passed.

MURA SOUTHERN MULTI-FAMILY HOUSING PROJECT

Consideration of Development Agreement

MURA Director Bill Bell presented a proposed development agreement with Range Development for the construction of the MURA Southern Multi-Family Housing Project at Colorado Outdoors.

Mr. Bell explained that this housing development will be a partnership with Range Development to build approximately 200 housing units, including 96 apartments in Phase I. Mr. Bell noted that the units will be market-rate apartments. The anticipated completion date for the Phase I apartment project is December 2021.

A motion was made by Roy Anderson, seconded by Doug Glaspell, to approve an agreement with Range Development for the development of the MURA Southern Multi-Family Housing Project at Colorado Outdoors as presented. All voted yes. Motion passed.

Project Financing Discussion Related to MURA Southern Multi-Family Housing – Phase I Apartments

MURA Director Bill Bell discussed financing options with Board, explaining that while the

development agreement was approved today, the financing mechanism can be determined at a future meeting date. A proposed funding agreement will be presented at the next MURA Board of Commissioners meeting.

Consideration of Public Infrastructure Design Change Order

City Engineer Scott Murphy provided a proposed change order award to Del-Mont Consultants for public infrastructure design and platting for the Phase I apartment project. Mr. Murphy presented a summary of the project and estimated timeline with a predicted completion date in the spring of 2021.

A motion was made by Doug Glaspell, seconded by Barbara Bynum, to approve the award of a change order to Del-Mont Consultants in the amount of \$111,300 for the design of public infrastructure associated with the MURA Southern Multi-Family Housing Phase I Apartments Site. All voted yes. Motion passed.

COLORADO OUTDOORS BUSINESS DEVELOPMENT AND MARKETING UPDATE

Mayfly Outdoors Executive Chairman David Dragoo presented an update on business retention and marketing efforts for Colorado Outdoors. Mr. Dragoo highlighted several businesses currently expressing interest in the project and provided a review of marketing outreach methods.

SCHEDULE FUTURE MEETINGS

The Board members decided to continue meeting on the first and third Tuesdays of each month. The next regular meeting of the MURA Board of Commissioners will take place on Monday, February 3, 2020 at 1:00pm in the City Council Chambers.


ADJOURNMENT

A motion was made by Judy Ann Files, seconded by Doug Glaspell, to adjourn the meeting at 4:58 pm. All voted yes. Motion passed.

ATTEST:



William E. Bell, Executive Director



Tad Rowan, Chairman