

A regular meeting of the Montrose Urban Renewal Authority (MURA) Board of Commissioners was held on Tuesday, September 1 at 10:00 a.m. Due to the COVID-19 pandemic, the meeting was held electronically via Zoom. Said meeting was posted in accordance with the Sunshine Law, including a link to the meeting and phone numbers for public participation.

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

ABSENT: Mark Plantz

GUESTS: Ann Morgenthaler, Rachel Allen, Shani Wittenberg, Scott Murphy, Chelsea Rosty, Mikayla Unruh, Kurt Soukup, David Dragoo, Doug Dragoo, Gail Marvel, Joel Evans, Colleen Aller, Steve Stevenson

### CALL TO ORDER

The meeting was called to order at 10:00am by Chairman Tad Rowan.

### ROLL CALL

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

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

No changes were made to the agenda.

### CONSIDERATION OF MINUTES

A motion was made by Barbara Bynum, seconded by Dave Frank, to approve the minutes of the February 3, 2020 meeting. All voted yes. The motion passed.

### INTRODUCTION OF AGENDA AND GENERAL DISCUSSION RELATED TO CURRENT DEVELOPMENT AND CONSTRUCTION ACTIVITY THROUGHOUT THE MONTROSE COMMUNITY

MURA Director Bill Bell provided a review of recent projects in the Montrose Urban Renewal Authority and the current state of development in the City of Montrose. Mr. Bell explained that the COVID-19 pandemic has not impacted the number of building permits pulled and shared that several new developments are currently in the works including a multi-family housing project, shopping center, and single family housing units.

MURA SOUTHERN MULTI-FAMILY HOUSING PROJECT – PHASE I APARTMENTS  
PROJECT UPDATE AND CONSTRUCTION TIMELINE

MURA Director Bill Bell provided a summary of the Phase I Apartments project, explaining that this project was previously approved by the MURA Board on January 21, 2020 but that the total proposed acreage for the project has changed to 9.1 acres. Mr. Bell shared that this change does not alter the total number of units or valuation of the construction project.

Range Development CEO Kurt Soukup explained the current project timeline for the Phase I Apartments project, with a goal of starting the building process as soon as possible.

Mr. Soukup shared that due to recent population movement in response to the COVID-19 pandemic, many people are moving from large cities to smaller communities in Colorado such as Montrose and that the project provides a great opportunity to bring people to the area and support the local Montrose construction workforce to build the apartments.

Mr. Soukup shared that the requested building permit extension is meant to address the site design and horizontal site improvement delays caused by COVID-19.

A motion was made by Doug Glaspell, seconded by Gayle Johnson, to accept the proposed change in land acreage to 9.1 acres and to extend the building permit deadline to April 1, 2021. All voted yes. The motion passed.

MURA Director Bill Bell presented a summary of the project financing. Mr. Bell explained the process of loaning monies from the City's SID and Capital Improvement Funds to the URA to help complete the necessary horizontal site improvements in the form of a reimbursement paid to the contractors as they build the project. Monies have been built into the recommended 2021 City budget to address the public infrastructure water, sewer and general public infrastructure improvements.

MURA MARRIOTT HOTEL PROJECT – PROJECT UPDATE AND CONSTRUCTION  
TIMELINE

MURA Director Bill Bell reviewed the current state of the MURA Marriott Hotel project and provided an updated construction timeline for the project. Mr. Bell explained that due to the COVID-19 pandemic and the associated impact on hotel operations throughout the state, Lamont Companies is requesting an extension to the building permit deadline for construction. Mr. Bell stated that the newly requested building permit deadline of May 31, 2021 is the only proposed alteration to the initial agreement approved in January 2020 by the MURA Board.

MURA Board Member Brad Hughes inquired about the agreement's enforcement of the revised building permit deadline. Mr. Bell stated that if Lamont Companies does not pull a building permit for the project by the revised deadline, May 31, 2021, the MURA agreement can be nullified, withdrawing the incentives.

A motion was made by Roy Anderson, seconded by Dave Frank, to extend the building permit deadline to May 31, 2021 for the Marriott Hotel project. All voted yes. The motion passed.

#### CONNECT TRAIL AND RIVER RESTORATION PROJECT UPDATE

City Engineer Scott Murphy provided an update on the state of the Connect Trail. Mr. Murphy explained that the project has been completed and came in under budget. A mural has been designed for the West Main Underpass and painting will begin on Monday, September 7, 2020. A community paint day has been scheduled to assist with the project.

Mr. Murphy presented on the current state of the Uncompahgre river improvement project. The project will break ground in November 2020. Emergency stabilization was conducted last summer to temporarily support the project. The project should be completed in March 2021. The City has a promissory note for \$1.1 million for the project. With the receipt of \$784,000 in grants, the City's loan to the URA for the river improvement project will be reduced to reflect the remaining cost.

MURA Commissioner Brad Hughes inquired about homeless encampments along the trail. Mr. Murphy explained the procedure for addressing these concerns. Mr. Murphy also noted that to address recent issues with graffiti along the trail, the walls along the underpass have been coated with an anti-graffiti treatment to simplify the graffiti cleanup process.

#### PRIVATE DEVELOPMENT UPDATE

Mayfly Outdoors Executive Chairman David Dragoo provided an update on the state of private development in the Colorado Outdoors project. Mr. Dragoo explained the goal of consolidating Wedge Brands warehousing operations to the Colorado Outdoors project. Mr. Dragoo stated that Wedge Brands is a third party logistics company for several different brands. The Colorado Outdoors estimated 70,000 square foot warehouse and office location will serve as the worldwide headquarters for Wedge Brands. The building will be located next to the Mayfly Outdoors building in the URA to best utilize already existing water and sewer infrastructure for the project.

Mr. Dragoo shared a video entitled "This is Colorado Outdoors," a partnership with the City of Montrose to highlight the project and opportunities available in the Montrose community.

SCHEDULE FUTURE MEETINGS

The next meeting of the MURA Board of Commissioners was scheduled for Wednesday, October 7, 2020 at 3:00 pm.

ADJOURNMENT

A motion was made by Dave Frank, seconded by Doug Glaspell to adjourn the meeting at 11:15a.m. All voted yes. Motion passed.

ATTEST:

  
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William E. Bell, Executive Director

  
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Tad Rowan, Chairman