



# Urban Renewal Authority Communication

**AGENDA DATE:** September 15, 2025    **LEGISTAR ITEM #:** 2025-007

**PRESENTER:** Terrance Ware  
Development

**DEPARTMENT:** Economic

<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Public Hearing
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## REQUEST

Approve a resolution authorizing the transfer of \$325,000 from the Derby Urban Renewal Plan Area to the City of Commerce City for use within the City's Capital Expenditures Fund. The purpose of the transfer is to provide supplemental funds to cover the full cost of the 72<sup>nd</sup> Place and Monaco Street intersection reconstruction. The information contained in this communication is similar to companion items proposed for City Council approval on September 15, 2025, a resolution related to the construction contract and a budget ordinance to amend the City's budget to recognize this transfer of \$325,000.

## BACKGROUND

The 72nd Place and Monaco Street intersection has been identified as an area needing infrastructure, maintenance and safety improvements. Pavement conditions have steadily declined, the existing drainage system is undersized for current stormwater demands, and inadequate street lighting has contributed to visibility and safety concerns. These deficiencies have been repeatedly noted in staff assessments and raised by residents during neighborhood input sessions.

The need for improvements was first highlighted in the City's Transportation Master Plan and later reaffirmed in the Derby Business District Urban Renewal Plan, which prioritized critical intersections for reinvestment to support redevelopment and neighborhood vitality. In 2023, City Council directed staff to pursue preliminary design and cost estimates for the CIP project.

# CCURA COMMUNICATION CONTINUED

Public Works has since taken a series of related actions to advance this project, including:

- Hosting a Public Neighborhood Meeting at the Yellow Rose Event Center on 3/25/2024 to highlight preliminary design concepts and receive public feedback regarding the design.
- Completion of design utilizing funding through the Capital Investment Program in 2023.
- Authorizing coordination with the City to identify potential supplemental funding.

In alignment with these actions, City staff issued a formal Invitation for Bids (IFB) on July 9, 2025. After evaluating all five (5) submittals, Mid City Corporation was identified as the lowest responsive and responsible bidder. Their scope of work includes drainage system upgrades, resurfacing of the intersection, and installation of modern lighting to meet current City standards.

The City currently has \$383,504.63 budgeted for this project. This amount along with the \$325,000 transfer from the URA will cover the contract award of \$579,737.99, which includes a 10% project contingency, and related costs such as materials testing and inspection, construction management, public art funding. This funding approach will allow construction to proceed in a single phase, minimizing disruption to residents and ensuring timely delivery of the improvements.

Mid-City Corporation was selected as the successful bidder for project following a competitive procurement process. Completion of this project will improve safety, extend the lifespan of public infrastructure, and fulfill the City and the URA’s commitment to strategic reinvestment in Derby’s transportation network.

## FINANCIAL IMPACT

Contractor	Mid-City Corporation
Amount of Request/Contract	\$579,737.99 (contract only)
Amount Not To Exceed	\$579,737.99 (contract only)
Amount Budgeted	\$383,504.63

## CCURA COMMUNICATION CONTINUED

Budget Year	FY2025
Funding Source	City Capital Project funds and URA Derby Plan Area funds
Additional Funds Needed	\$325,000 to cover remaining \$196,233.36 (contract) + \$128,766.64 (related costs)
Funding Source (if funds needed)	City Capital Expenditures Funds + URA Derby Plan Area Funds

### PROJECT TIMELINE

<b>Estimated Start Date</b>	<b>Estimated End Date</b>
October 15, 2025	December 15, 2025
<b>Years and Months of Contract</b>	<b>Number of Times Renewable</b>
0 years 2 months	N/A

### JUSTIFICATION

<input type="checkbox"/> Council Goal	<input checked="" type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input type="checkbox"/> Legal
Citation	The need for improvements was first highlighted in the Derby Business District Urban Renewal Plan (2009), which prioritized critical intersections for reinvestment to support redevelopment and neighborhood vitality, and later reaffirmed in the City's Transportation Master Plan (2010).		

### PUBLIC OUTREACH

The City held a Public Neighborhood Meeting at the Yellow Rose Event Center on 3/25/2024 to highlight preliminary design concepts and receive public feedback regarding the design. Positive feedback was given about the project overall.
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### AVAILABLE ACTIONS

<ul style="list-style-type: none"><li>Available Action #1. Approve Resolution as Submitted. The Urban Renewal Board may approve the resolution authorizing the transfer of \$325,000 from the URA to the City.</li></ul>
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## CCURA COMMUNICATION CONTINUED

- Available Action #2. Approve with Conditions or Amendments. The Urban Renewal Authority may approve the resolution with modifications. The CCURA may direct staff to adjust funding allocations, require additional reporting on construction progress, or add conditions related to public communication and traffic management during construction.
- Available Action #3. Continue the Item for Further Review. The Urban Renewal Authority may choose to delay consideration of this item to allow for additional information, public outreach, or clarification on funding/scope. This action would postpone award of the contract and could impact the project timeline.
- Available Action #4. Take No Action / Maintain Status Quo. The Urban Renewal Board may decline to approve the resolution. In this case, the project would not move forward at this time due to a lack of funding, which may result in missed construction windows, continued infrastructure deterioration, and the need for future funding to be identified.

### STAFF RECOMMENDATION

Staff recommends Action #1 – Approve the Resolution as Submitted.