



Urban Renewal Authority Communication

AGENDA DATE: September 22, 2025 **LEGISTAR ITEM #:** 2025-008

PRESENTER: Terrance Ware **DEPARTMENT:** Economic Development

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

Approve a resolution consenting to the transfer of land, Tract F2 at Mile High Greyhound Park (MHGP), from Delwest/Greyhound LLC to the Commerce City Housing Authority (CCHA). Tract F is divided into a southern parcel (F1) and a northern portion Tract F2. The southern portion, F1, is currently under construction for 120 residential units surrounding a parking structure. The northern portion, Tract F2, is proposed to be developed similarly with an additional 120 residential units except the provision of parking will be different.

Under the terms of the 2nd Amendment Restated Phased Redevelopment Agreement and the Special Warranty Deed between the URA and Greyhound LLC, the consent of the URA is required to sell land to any entity not affiliated with Greyhound LLC.

The developer, Greyhound LLC, is entering into partnership with CCHA to construct 120 units of for-sale, affordable townhomes. CCHA was awarded a grant from the State of Colorado Office of Economic Development and International Trade (OEDIT) Affordable Housing Financing Fund, Land Banking Program. The grant, created by the Colorado State Affordable Housing Support Fund– Proposition 123, provides funds for many activities including the acquisition of land for the development of affordable housing. CCHA plans to utilize the \$4.75M grant it was awarded to purchase Tract F2 at MHGP for this purpose. Although not all elements of the partnership are fully defined, Delwest will design, finance and construct the 120 townhomes.

CCURA COMMUNICATION CONTINUED

BACKGROUND

The former Mile High Greyhound Park (MHGP) site is currently being redeveloped into a vibrant, mixed-use development in the heart of Commerce City. With land devoted to residential, retail/commercial, open space, and public uses, the property is poised to help revitalize the area as an important community hub.

Purchased by the Urban Renewal Authority of Commerce City (CCURA) in 2011, the site is an officially designated urban renewal area, which allows the use of tax increment financing (TIF) to be used as a funding source for redevelopment. Delwest Development Corporation is the master developer of MHGP responsible for completing the infrastructure and public facilities necessary to support redevelopment of the site and the development and construction of residential uses.

The partnership between the Commerce City Housing Authority (CCHA) and Delwest Development Corp. is a collaborative effort to deliver attainable homeownership opportunities at Mile High Greyhound Park. With the grant from the Proposition 123 Land Banking program, CCHA will acquire the land, currently owned by Delwest, and enter into a development partnership in which Delwest will design, finance, and construct the homes. While the partnership's overall goals and intent are determined, a formal partnership agreement between CCHA and Delwest has not yet been finalized. It is intended that both Delwest and CCHA will receive any available revenue from the project, giving each entity the opportunity to reinvest potential revenue into future housing developments - a revenue sharing agreement has not yet been determined.

Generally, land owned by a housing authority is exempt from taxation. Delwest recognizes the importance of maintaining the existing revenue stream to the URA. As such they are proposing to extend the existing Payment in Lieu of Taxes (PILOT) agreement with the URA, to maintain the equivalent amount of funds that would be generated if a private entity owned the property. The URA utilizes the proceeds from property taxes

CCURA COMMUNICATION CONTINUED

to pay its financial obligations for the construction of public improvements associated with redevelopment of MHGP.

The proposed project is comprised of 120 attached for-sale townhomes with parking under or adjacent to the units. Delwest and CCHA intend to offer units between 70% and 100% AMI with some unit mix flexibility to respond to the market. The townhome design allows for converting the 4th bedroom into a study which would open up different AMI pricing levels. This design flexibility will enable these units to best meet the needs of the community. Unit bedroom sizes and sale prices are being evaluated as of July 2025 with the intention to reduce prices to a range of approximately \$280,000 to \$350,000 for 2-bedroom, 3-bedroom and 4-bedroom units while still targeting 70% to 90% AMI.

As stated above, under the terms of the 2nd Amendment Restated Phased Redevelopment Agreement and the Special Warranty Deed between the URA and Greyhound LLC, the consent of the URA is required to sell land to any entity not affiliated with Greyhound LLC thus the request for action by the URA Board tonight.

CCURA COMMUNICATION CONTINUED

JUSTIFICATION

<input type="checkbox"/> Council Goal	<input type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input checked="" type="checkbox"/> Legal
Citation	N/A		

AVAILABLE ACTIONS

- #1 Approve as submitted, providing consent to Greyhound LLC, to transfer Tract F2 to the Commerce City Housing Authority.
#2 Deny consent. CCHA and Greyhound may have to investigate other partnership options to pursue development of the site.

STAFF RECOMMENDATION

e.g. Staff recommends action #1, approval of the item.