

A RESOLUTION APPROVING THE DEDICATION OF RIGHT-OF-WAY AND A DRAINAGE, UTILITY, AND PEDESTRIAN AND STREET AMENITIES EASEMENT ON PROPERTY LOCATED ON TRACT B OWNED BY THE URBAN RENEWAL AUTHORITY OF THE CITY OF COMMERCE CITY ALONG THE NORTH SIDE OF E. 62ND AVENUE BETWEEN HIGHWAY 2 AND GLENCOE STREET TO THE CITY OF COMMERCE CITY TO ACCOMMODATE IMPROVEMENTS FOR THE VASQUEZ IMPROVEMENT PROJECT

NO. URA 2025-001

WHEREAS, the Urban Renewal Authority of the City of Commerce City (“Authority”) has undertaken activities to eliminate and prevent blight and to prevent injury to the public health, safety, morals, and welfare of the residents of the City of Commerce City, Colorado (“City”);

WHEREAS, the City and the Colorado Department of Transportation (“CDOT”) entered into a contract on June 23, 2021, detailing intergovernmental cooperation for the design and construction of transportation improvements along Vasquez Boulevard between I-270 and 64th Avenue (Construction Project Code No. 22922 generally known by the Colorado Department of Transportation as project “CO 006A-069, Vasquez I-270 to 64th Avenue”) (the “Project”). The Project aims to improve traffic operations and safety while also improving signal timing at multiple intersections along Vasquez Boulevard. As part of the Project, a new signalized intersection is being constructed at the intersection of Highway 2 and 62nd Ave. The Project’s intersection design includes two additional westbound lanes being constructed and incorporated as part of the City’s 62nd Ave requiring a portion of real property owned by the Authority, commonly known as Tract B within the Mile High Greyhound Park project, to be used for right-of-way and easements. The additional lanes and associated infrastructure also require drainage improvements and stormwater management that CDOT and the City have proposed to be conveyed through Tract B and to use the existing Tract B detention pond that was constructed by the Authority in 2023 to serve the hotel and future Tract B retail;

WHEREAS, a parcel of right-of-way and a drainage, utility, and pedestrian and street amenities easement are required for improvements associated with the Project as further described in the Special Warranty Deed and the Drainage, Utility, and Pedestrian and Street Amenities Easement Agreement, attached hereto as Exhibit A and Exhibit B, respectively and incorporated herein;

WHEREAS, pursuant to C.R.S. §§ 31-25-105, - 106, the Authority is authorized to enter into the Special Warranty Deed and the Drainage, Utility, and Pedestrian and Street Amenities Easement Agreement, to convey property to the City in furtherance of the Authority’s goals and to remedy and prevent blight.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE URBAN RENEWAL AUTHORITY OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

Section 1. The foregoing Recitals are incorporated herein by this reference.

Section 2. The Special Warranty Deed and the Drainage, Utility, and Pedestrian and Street Amenities Easement Agreement, each in the form attached hereto as Exhibits A and B, respectively, are hereby approved.

Section 3. The Chairperson and the Secretary are hereby authorized and directed to sign and attest to the Special Warranty Deed and the Drainage, Utility, and Pedestrian and Street Amenities Easement Agreement, on behalf of the Authority, and any such other documents as may be necessary to effectuate the same on behalf of the Authority.

RESOLVED AND PASSED THIS 3RD DAY OF MARCH 2025.

URBAN RENEWAL AUTHORITY OF THE
CITY OF COMMERCE CITY, COLORADO

Steven J. Douglas, Chairperson

ATTEST:

Secretary

EXHIBIT A
SPECIAL WARRANTY DEED

EXHIBIT B
DRAINAGE, UTILITY, AND PEDESTRIAN AND STREET AMENITIES EASEMENT
AGREEMENT