

Urban Renewal Authority Activities, Programs, and Projects

City Council





Purpose of This Discussion

- **Issue:** Derby revitalization requires aligned policy direction
- **Context:** URA, PUD, and governance structures are outdated/fragmented
- **Objective:** Confirm three Council decisions + two CCURA directions

Context update from June 2025 presentation

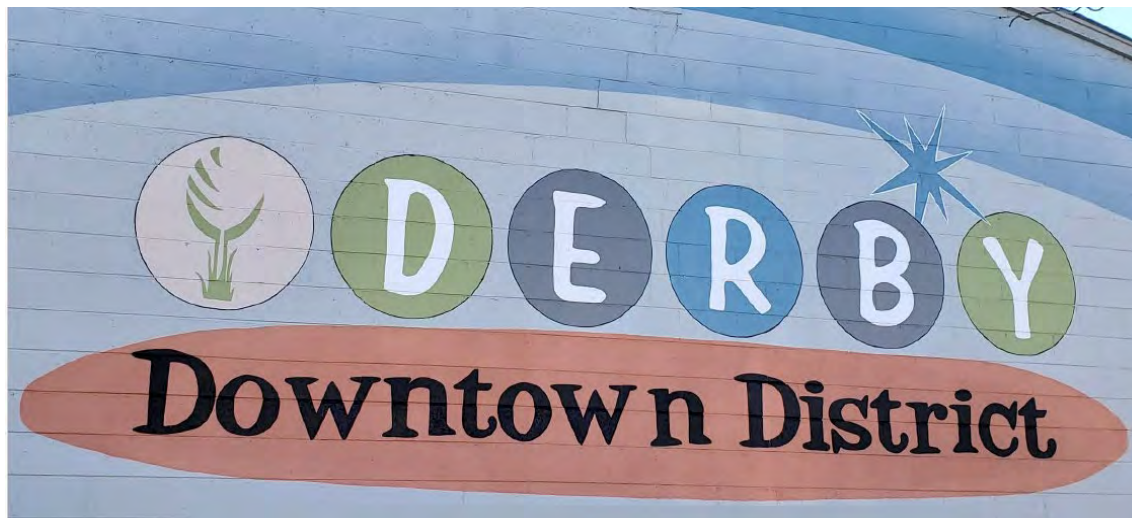
- **Safety**
 - Lighting safety study
 - Crime Prevention Unit
 - Additional Flock cameras
- **Business Support**
 - Derby business needs assessment
 - Small Business Development Center
 - Business assistance programs
- **Identity/Activation**
 - 72nd Pl. & Monaco St.
 - Cultural & heritage programming
 - Art & Farmers Market



Observation: Despite multiple activities underway, tools and governance remain misaligned.

Why This Matters for Derby

- **Issue:** Derby lacks coordinated tools
 - PUD, URA, DRB, Design Guidelines, Committees
- **Impact:** Inefficient revitalization, inconsistent decision-making
- **Need:** Unified direction from Council & CCURA Board



Policy Question #1: Establishment of a New URA Boundary (Blight Study Question)

- **Issue:** Current URA boundary may limit redevelopment
- **Context:** Boundary established 2009, expires 2034
- **Observations:** Include one-line SWOT (combine opportunities + challenges)
- **Resolution Options:**
 - Direct the City Manager to initiate a blight study
 - Maintain current boundary
- **Action Needed:**
 - “Does Council want staff to initiate the blight study process to form a new URA boundary?”
- **Impact:**
 - Aligns reinvestment tools with redevelopment needs
 - Enables additional TIF activation

Background Information

OPPORTUNITIES

PHYSICAL:

Redevelopment opportunities at key locations within the district

MARKET:

Concentration of ethnic restaurants and businesses create strong identity

POLITICAL:

Support for redevelopment activities and public investment

FINANCIAL:

TIF and general revenue funds available for public investment

CHALLENGES

PHYSICAL:

Older and smaller buildings, limited traffic and visibility from adjacent streets

MARKET:

Surrounding neighborhood primarily low-moderate income

POLITICAL:

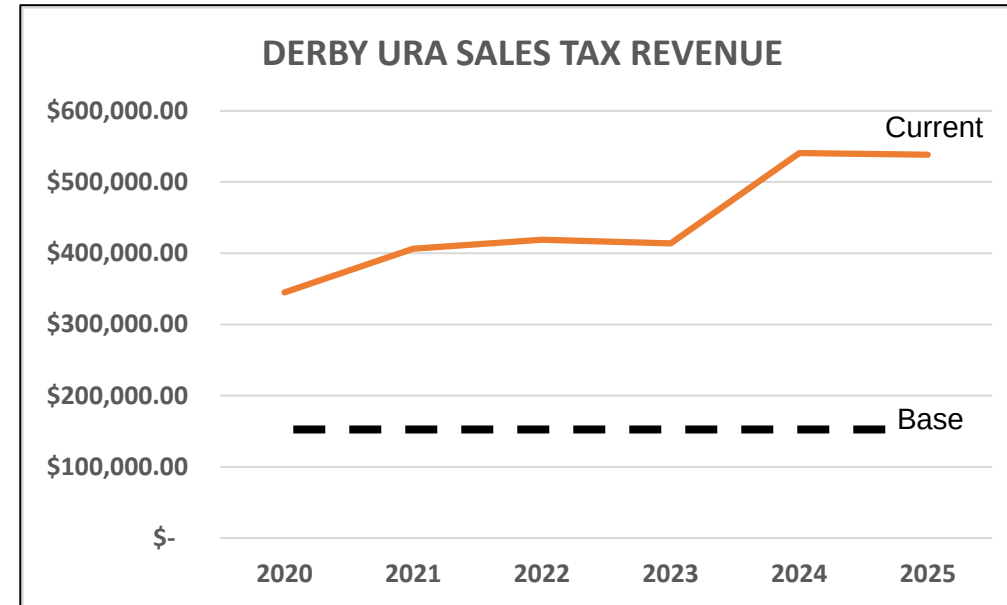
Lack of local champions/leadership

FINANCIAL:

Lack of private investment due to perceived risk

Derby URA

- Established 2009
- Base value \$150,000
- Current Expiration 2034



Policy Question #2: Update the Derby PUD

- **Issue:** PUD and design standards (2007) do not align with current vision
- **Context:** Allowed/prohibited uses
 - Based on 1950's walkable downtown vision
- **Observations:** outdated design, unclear expectations, use limitations
- **Resolution:**
 - Direct initiation of PUD amendment
 - Maintain existing PUD
- **Action Needed:**
 - Should Council direct the City Manager to initiate a PUD amendment?
- **Impact:**
 - Modernize design standards
 - Increased developer certainty
 - Greater diversity of uses

Policy Question #3: Governance Structure for Derby

- **Issue:** DRB's authority is outdated and inconsistent with revitalization needs
- **Options:**
 - Sunset DRB
 - Move Catalyst Fund under URA operations
 - Create a business/property-owner advisory committee
 - Broaden DRB authority to include land use recommendations
- **Action Needed:**

Which governance structure best supports Derby's future?
- **Impact:**
 - Clarity for developers
 - Stronger alignment with URA tools
 - Modernized governance

Requested City Council Direction

- Policy Question 1: Initiate Blight Study?
- Policy Question 2: Initiate PUD Amendment?
- Policy Question 3: Select Governance Direction?



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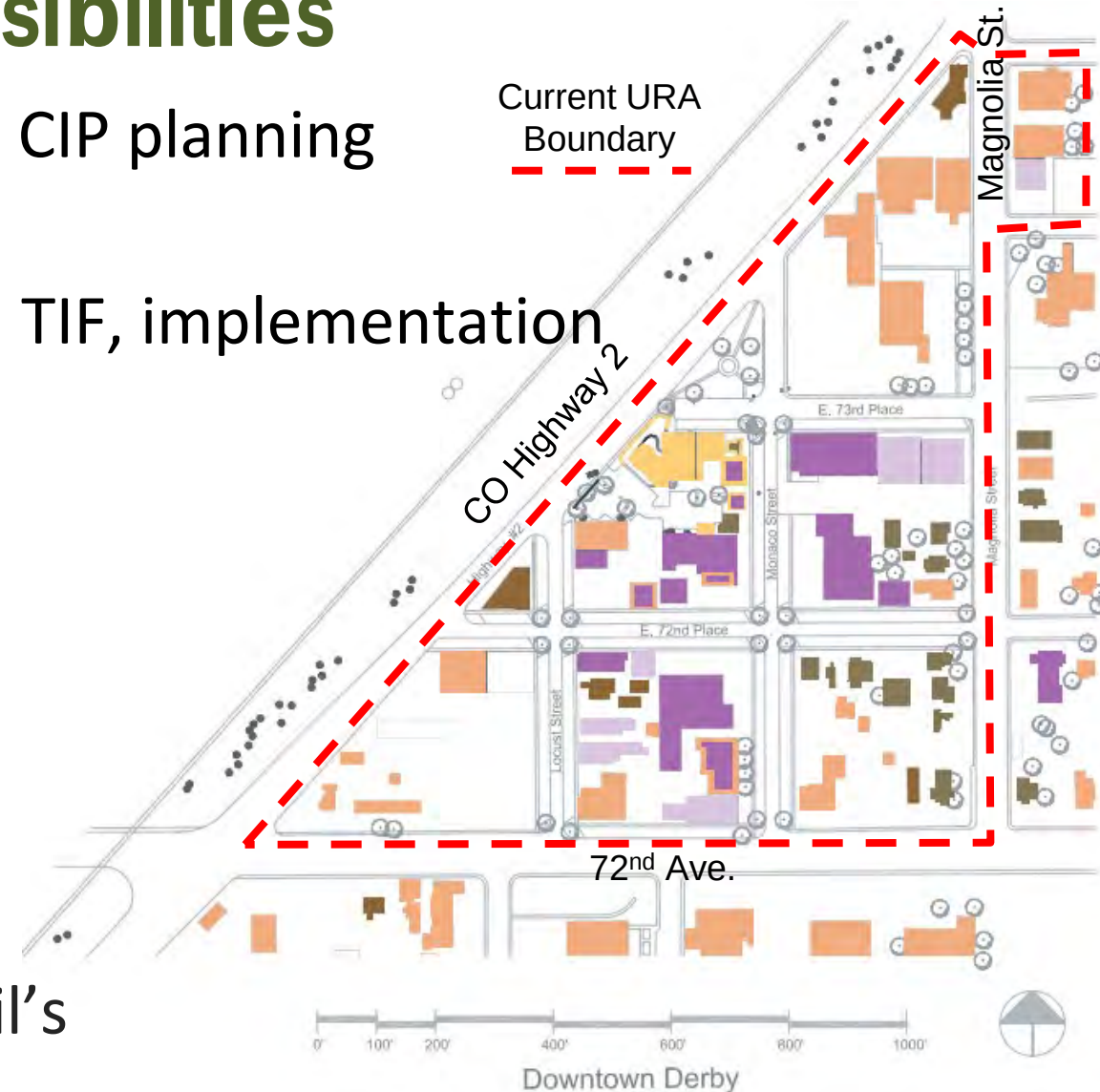
CCURA Board



Commerce
CITY

City vs. URA: Roles & Responsibilities

- **City Responsibilities** = Zoning, land use, CIP planning
- **URA Responsibilities** = Redevelopment, TIF, implementation
? Infrastructure & investment planning
- **Shared Responsibilities**
 - Engagement, strategic alignment



Observation: Tools must align with Council's direction to support implementation.

Closing

- Next Steps
- Based on Council and CCURA Board direction, Staff can return with:
 - Scopes
 - Timelines
 - Public processes requirements
 - Return date to Council & CCURA

