



Meeting Minutes - Final

Urban Renewal Authority

Monday, September 19, 2016

8:55 PM

Council Chambers

Immediately Following City Council Meeting

1. Call To Order/Roll Call

A regular meeting of the Commerce City Urban Renewal Authority was called to order by Chairman Ford on Monday, September 19, 2016, at 8:18 pm.

Present: 9 - Crystal Elliott, Jadie Carson, Jason McEldowney, Steven J. Douglas, Rick A. Teter, Andrew Amador, René Bullock, Paolo Diaz and Sean Ford

2. Approval of Minutes

[Min URA
2016-06](#)

URA Meeting minutes of April 18, 2016

A motion was made by Board Member Carson, seconded by Vice Chairman Bullock, to allow Board Members Diaz and McEldowney to abstain from voting on the meeting minutes of April 18, 2016, because of their excused absence.

VOTE: 7 aye, 2 abstain (Diaz, McEldowney)

A motion was made by Vice Chair Bullock, seconded by Board Member Teter, that the minutes be approved. VOTE:

Aye: 7 - Board Member Elliott, Board Member Carson, Board Member Douglas, Board Member Teter, Board Member Amador, Vice Chair Bullock and Chair Ford

Abstained: 2 - Board Member McEldowney and Board Member Diaz

3. Presentations

[Pres 16-452](#)

Mile High Greyhound Park Update

Community Development Director Cramer stated that staff is looking for direction from the board on meeting times and dates that accommodates the new board. Currently, there are three URA districts: Parkway, Derby, and Victory Crossing. The Mile High Greyhound Park project is underway and ongoing.

The board discussion included holding URA meetings before council meetings, before study sessions, at other locations, or on the floor of the chambers versus the dais.

Attorney Caitlin Quander with Brownstein, Hyatt, Farber, and Schreck provided a high level overview of a few aspects of the urban renewal authority, especially as it relates to HB 15-1348. Updating the board membership is the first step in complying

with the legislation. The next step, related to the Mile High Greyhound Park specifically, is to conduct a conditions survey that is currently underway by the city's planning department. After that a renewal plan, along with an impact report, is prepared and presented to the different taxing bodies. The final step is to implement the urban renewal plan. Ms. Quander reviewed the roles and responsibilities of city council, the planning commission, and the urban renewal authority.

Rick Wells with REGens provided the authority with an update of the master development agreement for the Mile High Greyhound Park site. A public meeting was held recently and good feedback from the community was received. The main aspects of the development include a mixed-use, multi-purpose theme. The street patterns and regional drainage issues will have an impact on the development. An institutional/educational component has been identified for the northwest quadrant. A storm water area is also identified for this quadrant to contain a 100-year event. The southwest quadrant has been identified for retail because of visibility and access to Highway 2. There is currently a one-acre regional stormwater pond on the northeast quadrant of the site. It will more than double in size and doesn't have to be a 100-year containment area. This stormwater facility does not serve the Mile High Greyhound Park site; it serves about 400 acres to the south and east of the site. The developer would like to turn this into something that can be used as a walkable environment, though parts of it will contain water. Parkway drive is scheduled to go through the site and there was some feedback from the residents on Glencoe regarding increased traffic concerns. There is no usable infrastructure on the site; therefore, property tax and sales tax increment financing will be crucial. Next steps include a PUD development plan to council before the winter holidays.

4. Resolutions

[Res URA
2016-05](#)

RESOLUTION APPROVING 2016 AMENDED BYLAWS OF THE URBAN RENEWAL AUTHORITY OF THE CITY OF COMMERCE CITY

A motion was made by Board Member Teter, seconded by Board Member Amador, that this resolution be approved. VOICE VOTE: Unanimous, all present affirmed.

[Res URA
2016-06](#)

RESOLUTION ACCEPTING APPOINTMENTS OF COMMISSIONERS FROM THE BOARD OF COMMISSIONERS FOR ADAMS COUNTY AND ADAMS 14 BOARD OF EDUCATION

A motion was made by Vice Chair Bullock, seconded by Board Member Amador, that this resolution be approved. VOICE VOTE: Unanimous, all present affirmed.

5. Adjourn

The meeting adjourned at 9:41 pm.