

URA District Supplemental Information

January 26, 2026





Strategic Framework Derby District (expires Feb. 2034)

Vision: A vibrant neighborhood shopping district with a small-town feel and local business focus

Objectives:

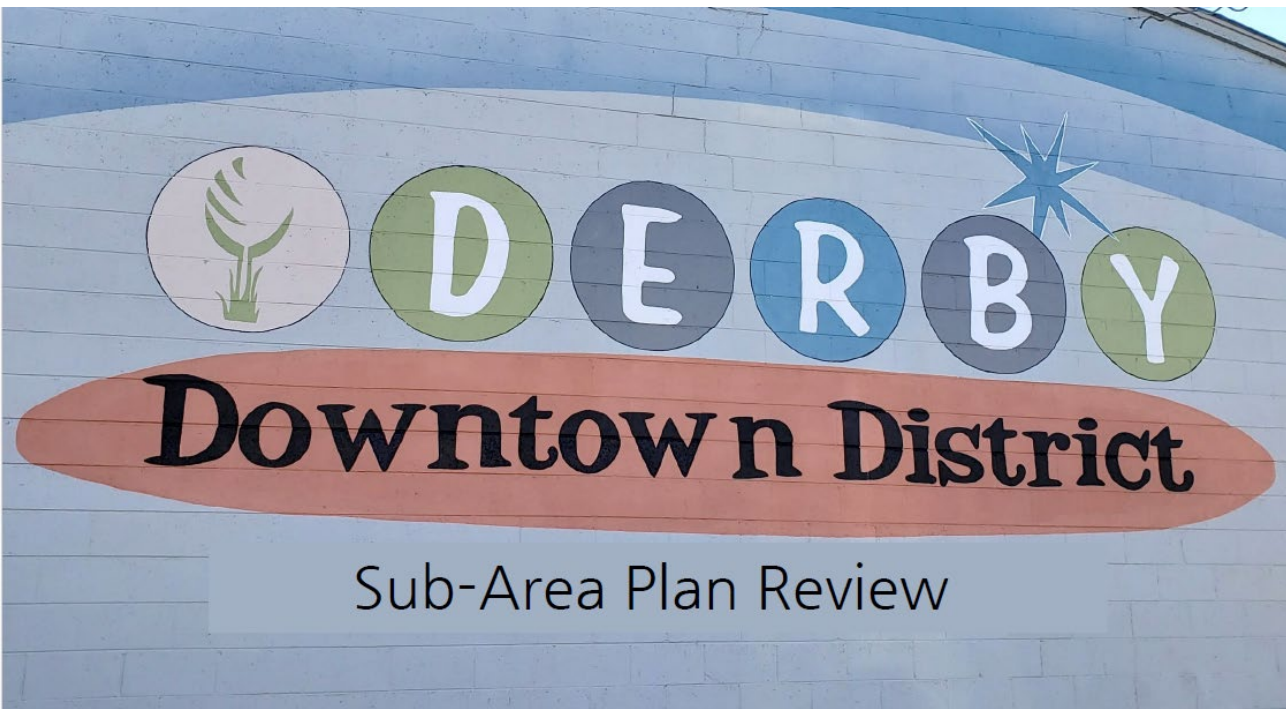
- Improve safety & cleanliness, pedestrian connectivity
- Support small business development
- Attract a variety of neighborhood-serving business & amenities

Resources:

- Facade improvement grants (Catalyst Fund/Façade Improvement Program) [\$83K/yr General revenue]
- Business retention and expansion (BRE)
- Community Development Block Grant (CDBG) funding
- TIF Funds [~\$275K/yr]

Action Items:

- Create an identity & place via investments in public improvements
- Leverage public/private collaboration



DERBY BUSINESS DISTRICT

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:

Majority of buildings older and smaller limiting redevelopment and adaptive reuse; Limited traffic and visibility on adjacent streets

MARKET:

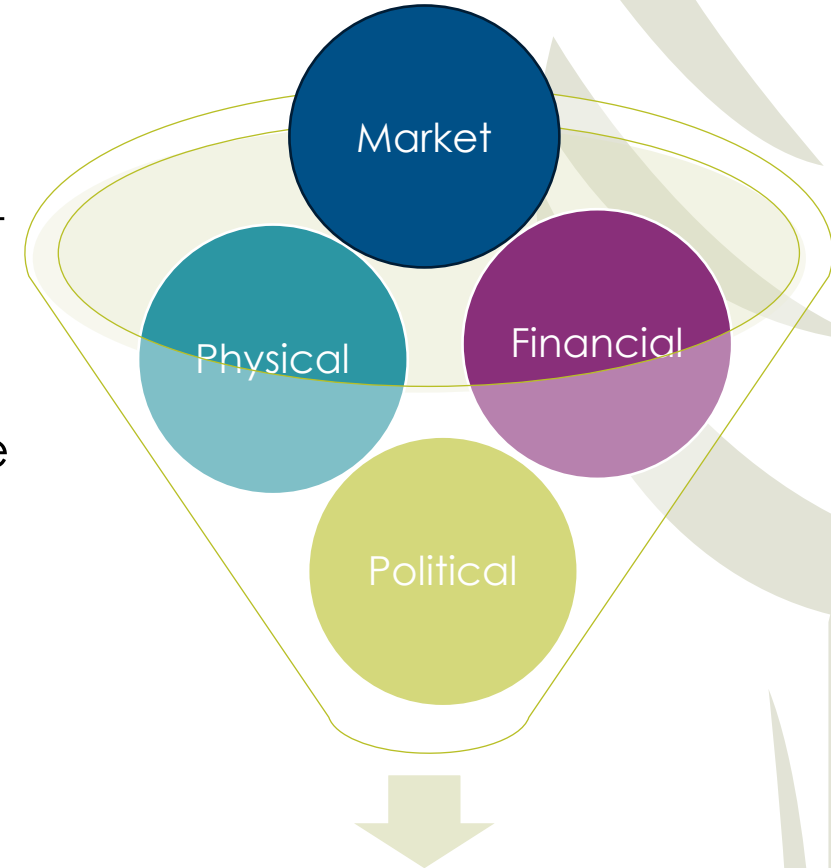
Surrounding neighborhood primarily low-moderate income

POLITICAL:

Lack of local champions/leadership

FINANCIAL:

Lack of private investment due to perceived risk



Plan Implementation

Strategic Framework

Victory Crossing (Expires February 2030)

Vision: A regional destination for civic, cultural, and recreational engagement.

Objectives:

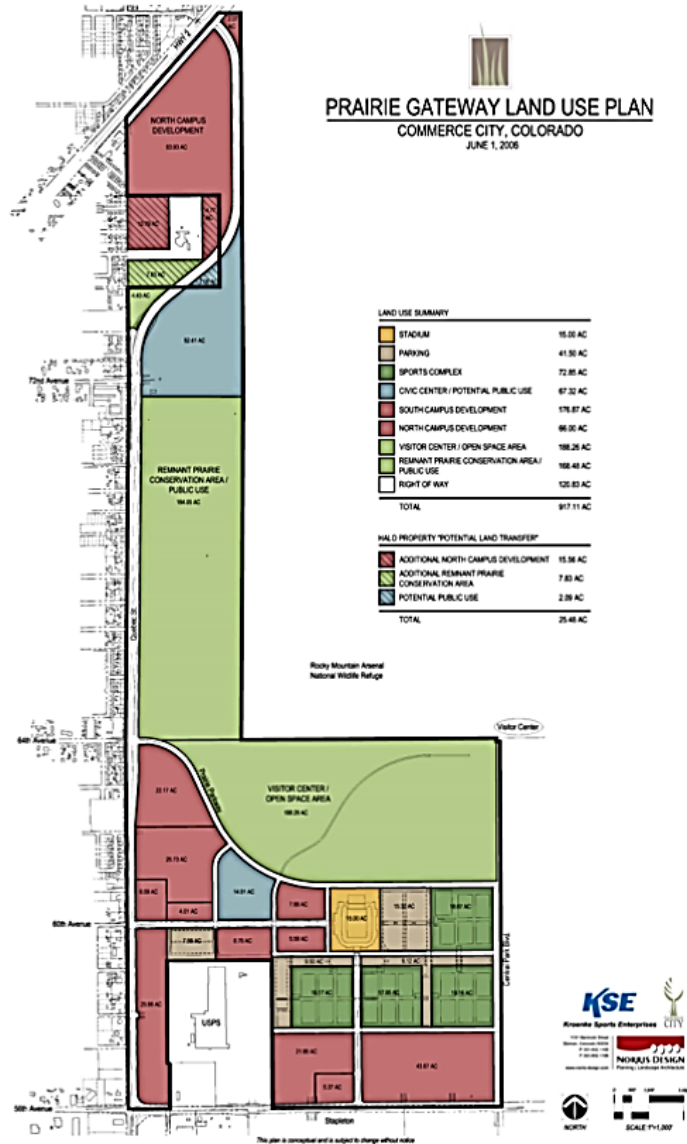
- Complete development of the Civic Center campus
- Attract hospitality, retail, housing and mixed-use developers
- Leverage adjacency to Rocky Mountain Wildlife Preserve

Resources:

- TIF (tax increment financing)
- City-owned land parcels
- Public-private partnership with KSC and others

Action Items:

- Complete environmental evaluation
- Identify market opportunities and interest
- Complete negotiations on land swap/sales



VICTORY CROSSING

OPPORTUNITIES

PHYSICAL:

- Redevelopment opportunities at key locations within the district
- Singular ownership

MARKET:

- Concentration of ethnic restaurants and business create strong identity

POLITICAL:

- Support for redevelopment activities

FINANCIAL:

- Funds available for public investment

CHALLENGES

PHYSICAL:

- Majority of buildings older and smaller limiting redevelopment and adaptive reuse; Limited traffic and visibility on adjacent streets

MARKET:

- Surrounding neighborhood primarily low-moderate income

POLITICAL:

- Apparent lack of interest of property owners

FINANCIAL:

- Lack of investment due to other investment options



Strategic Framework Mile High Greyhound Park (Expires June 2043)

Vision: A walkable, mixed-use neighborhood rooted in Commerce City's history

Objectives:

- Build residential, retail and community facilities
- Maintain affordable housing elements

Resources:

- Master Development Agreement
- TIF Revenue

Action Items:

- Market remaining URA owned property for development
- Acquire water rights (per contract) to complete build-out of residential uses



MILE HIGH GREYHOUND PARK

OPPORTUNITIES

PHYSICAL:

Redevelopment opportunities at key locations within the project area

MARKET:

Strong demand for affordable housing ownership

POLITICAL:

Support for continued commercial development

FINANCIAL:

Funds available for public investment

CHALLENGES

PHYSICAL:

Remaining commercial zoned land has poor visibility

MARKET:

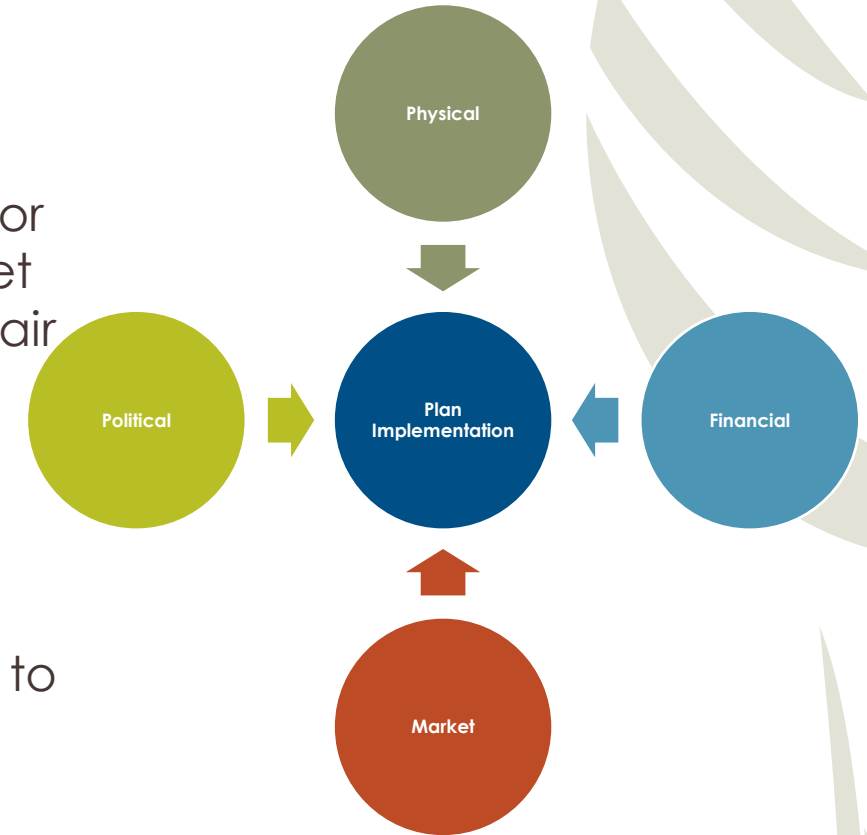
While moderate support exists for residential development, market for retail is considered poor-to-fair

POLITICAL:

Mixed support for additional affordable housing

FINANCIAL:

Lack of private investment due to perceived risk for additional commercial uses



Strategic Framework Sand Creek (Expires April 2047)

Vision: An eco-industrial corridor that integrates green infrastructure and employment

Objectives:

- Redevelop an underutilized industrial site
- Implement brownfield remediation and improve vehicular access
- Attract clean-tech and logistics businesses

Resources:

- EPA Brownfield grants
- Environmental remediation funds
- State infrastructure support

Action Items:

- Assist property owner in marketing or selling site



SAND CREEK

OPPORTUNITIES

PHYSICAL:

Relatively large parcel zoned for Industrial use

MARKET:

Adjacent industrial uses creates synergy

POLITICAL:

Political support for redevelopment

FINANCIAL:

Funds available for public investment

CHALLENGES

PHYSICAL:

Former superfund site, soil instability, infrastructure and topography present challenges

MARKET:

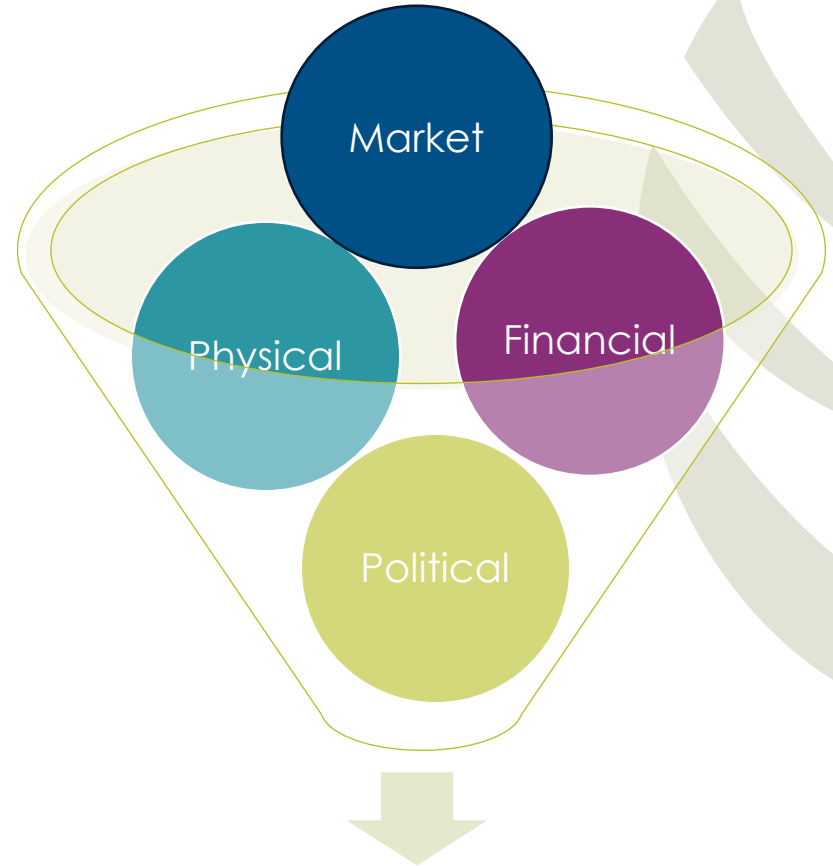
Limited market interest, and high land cost

POLITICAL:

Lack of local champions/leadership

FINANCIAL:

Lack of private investment due to perceived risk



Plan Implementation

District Overview

| District | Expiration | Vision | Opportunities | Challenges |
|-------------------------|---------------|--|---|--|
| Derby | 2034 | Neighborhood Retail Hub | Strong cultural identity | Aging infrastructure, low private investment |
| MHGP | 2043 (varies) | Mixed-use Neighborhood | Strong demand for affordable housing | Weak retail market demand |
| Victory Crossing | 2030 | Mixed-use civic/residential/entertainment district | Public-Private partnership in place –City/KSC | Developer interest, mixed market demand |
| Sand Creek | 2047 | Eco-industrial district | Possible grants for environmental remediation | Site constraints, market risk |

Proposed Targets 2026-2030

| METRIC | VICTORY CROSSING | SAND CREEK | MILE HIGH GREYHOUND PARK | DERBY |
|---------------------------------|---------------------|---------------|--------------------------------|-------|
| New Private Investment | \$150M | \$80 | \$120 | \$20M |
| Affordable Housing Units | 50 | 0 | 240 | 30 |
| Jobs Created | 800 | 400 | 500 | 100 |
| Infrastructure Projects | 5 | 4 | 6 | 3 |
| New Businesses | 10 | 5 | 15 | 20 |

2026 Budget



| 2026 Preliminary Budget | | | | | |
|-------------------------------|-----------------|--------------|--------------|-------------|----------------|
| Urban Renewal Authority | Prairie Gateway | Derby | MHGP | Sand Creek | Administrative |
| Beginning Fund Balance | \$ 262,153 | \$ 2,082,973 | \$ 1,779,333 | \$ (73,011) | \$ 618,610 |
| Revenues | | | | | |
| Property Tax | \$ 613,651 | \$ - | \$ 334,597 | \$ 8,671 | \$ - |
| Sales Tax TIF | - | 390,000 | 85,000 | - | - |
| Agreement Revenue | 406,500 | - | - | - | - |
| Fund Balance Transfer | - | - | - | - | 100,000 |
| Total Revenues | \$ 1,020,151 | \$ 390,000 | \$ 419,597 | \$ 8,671 | \$ 100,000 |
| Expenditures | | | | | |
| Outside Services | \$ 81,060 | \$ 100,000 | \$ 181,232 | \$ 8,454 | \$ 100,000 |
| Property Tax Collection Fees | 15,341 | - | 8,365 | 217 | - |
| Agreement Expense | 406,500 | - | - | - | - |
| Project Expense | - | 290,000 | 230,000 | - | - |
| Transfer Out | 517,250 | - | - | - | - |
| Total Expenditures | \$ 1,020,151 | \$ 390,000 | \$ 419,597 | \$ 8,671 | \$ 100,000 |
| Projected Ending Fund Balance | \$ 262,153 | \$ 2,082,973 | \$ 1,779,333 | \$ (73,011) | \$ 618,610 |

Questions?



Commerce
CITY

ERCE CITY