



CCURA Board Communication

AGENDA DATE: July 13, 2026 **LEGISTAR ITEM #:** Pres 26-563

PRESENTER: Keith Morey
Development

DEPARTMENT: Economic

<input type="checkbox"/> Administrative Business	<input type="checkbox"/> Noticed Council Business
<input type="checkbox"/> Informational Presentation	<input checked="" type="checkbox"/> Consensus-Building Presentation

REQUEST

Discuss the amended and restated Intergovernmental Agreement between the City of Commerce City, Colorado and the Urban Renewal Authority of the City of Commerce City pertaining to administrative and other matters.

BACKGROUND

An Intergovernmental Agreement (IGA) between a City and an Urban Renewal Authority (URA) is a legally binding contract that establishes the collaborative framework, resource sharing, and division of responsibilities for executing blight-remediation projects within the municipality.

Because municipalities and URAs share overlapping goals but have different statutory powers, an IGA allows them to operate efficiently without duplicating efforts. This agreement covers the following areas:

Financial and Tax Arrangements

- **Tax Increment Financing (TIF):** Outlines how property and sales and use tax revenues generated above a baseline will be captured and could be allocated to fund redevelopment costs.
- **Seed Money and Advances:** Details terms for the City to contribute operating capital to the URA, which the URA will pay back once TIF revenue is collected.

Operational Support and Staffing

CCURA BOARD COMMUNICATION CONTINUED

- **Shared Resources:** Allows the URA to utilize the City’s existing administrative staff to minimize operational costs.
- **Cost Reimbursement:** Establishes the accounting methods the URA will use to reimburse the City for the specific hours and resources City employees dedicate to URA projects.

JUSTIFICATION

<input type="checkbox"/> Council Goal	<input checked="" type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input type="checkbox"/> Legal
Citation	<p>Comprehensive Plan</p> <ul style="list-style-type: none"> - 7-1.7 Continue to encourage development within the Prairie Gateway Area <p>Economic Development Strategic Plan</p> <ul style="list-style-type: none"> - 1.3.10 Articulate the City’s vision for its Urban Renewal Areas, while clearly promoting tools and incentives to facilitate their development as economic hubs. - 7.9.9 Support a mix of local businesses in Derby that can add an in-person shopping experience, including diverse restaurants, artisan shops, galleries and more. - 7.9.10 Support unique housing choices in Derby through adaptive reuse of existing industrial or commercial buildings as well as townhomes and multifamily surrounding the district. 		

AVAILABLE ACTIONS

Available Action #1. Review and discuss the proposed Intergovernmental Agreement (IGA) between the City and the Urban Renewal Authority (URA).

STAFF RECOMMENDATION

CCURA BOARD COMMUNICATION CONTINUED

Staff recommends Action #1. Review and discuss the proposed Intergovernmental Agreement (IGA) between the City and the Urban Renewal Authority (URA).