



City Council Communication

AGENDA DATE: June 9, 2025

LEGISTAR ITEM #: Legistar File ID

SUBMITTED BY: Terrance Ware
Development

DEPARTMENT: Economic

<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input checked="" type="checkbox"/> Presentation
<input type="checkbox"/> Admin Business	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Other

REQUEST

Review efforts and recommendations for public infrastructure improvements, investments and policies for the revitalization of the Derby urban renewal district.

BACKGROUND

The Derby Sub-Area Plan and related plans and documents adopted and/or reviewed by City Council are relevant today as the issues, challenges and opportunities to revitalize the Derby Old Town commercial area remain. While there is agreement regarding the actions contained in these plans, little action has occurred to implement the recommendations contained in these:

- 2007 Master Plan; 2007 PUD, amended in 2009 & 2015;
- 2007 Design Guidelines;
- 2009 Urban Renewal Area est.;
- 2009 Derby Design Review Bd. est. ;
- 2014 Historic Resource Survey;
- 2018 Wayfinding & Lighting Plan
- Refer to attachments Derby Market Study and Implementation slides prepared by RickerCunningham
- You cannot insert tables into this field. If you need tables (e.g. table of bid responses, etc), please attach a PDF of the table to the Attachments tab in Legistar. Arial 14pt font. No other formatting should be applied.

FINANCIAL IMPACT

CITY COUNCIL COMMUNICATION CONTINUED

Contractor	TBD
Amount of Request/Contract	\$TBD
Amount Not To Exceed	\$Maximum amount Council is authorizing for this contract or N/A
Amount Budgeted	\$Amount budgeted or N/A
Budget Year	FY2025
Funding Source	Derby TIF, General Revenue Derby CIP
Additional Funds Needed	\$TBD
Funding Source (if funds needed)	CDOT Main Street Revitalization Grant

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
Fall 2025	Spring 2026
Years and Months of Contract	Number of Times Renewable
N/A	N/A

JUSTIFICATION

<input checked="" type="checkbox"/> Council Goal	<input type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input type="checkbox"/> Legal
Citation	Derby Sub-Area Plan		

BOARDS & COMMISSIONS ASSIGNED

Board or Commission	Urban Renewal Authority
Recommendation	e.g. 5-0 Approval
Date of Recommendation	e.g. December 3, 2024.

PUBLIC OUTREACH

Two previous meetings, one each with businesses and property owners. Recent meeting with both on May 22, 2025.
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AVAILABLE ACTIONS

<ul style="list-style-type: none">• Approve recommendations for proposed roadway improvements• Approve recommendations for lighting improvements• Approve recommendation for City staff to explore establishment of a Business Improvement District, critical for long-term sustainability
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CITY COUNCIL COMMUNICATION CONTINUED

- Approve staff pursuing opportunities for property acquisition for redevelopment
- Maintain existing situation

STAFF RECOMMENDATION

Staff recommends approval of public roadway and lighting improvements; assisting in formation of Business Improvement District, and; identification of redevelopment opportunities