

Urban Renewal Authority (URA) 2026 URA Preliminary Budget

August 18, 2025

Pres 25-449



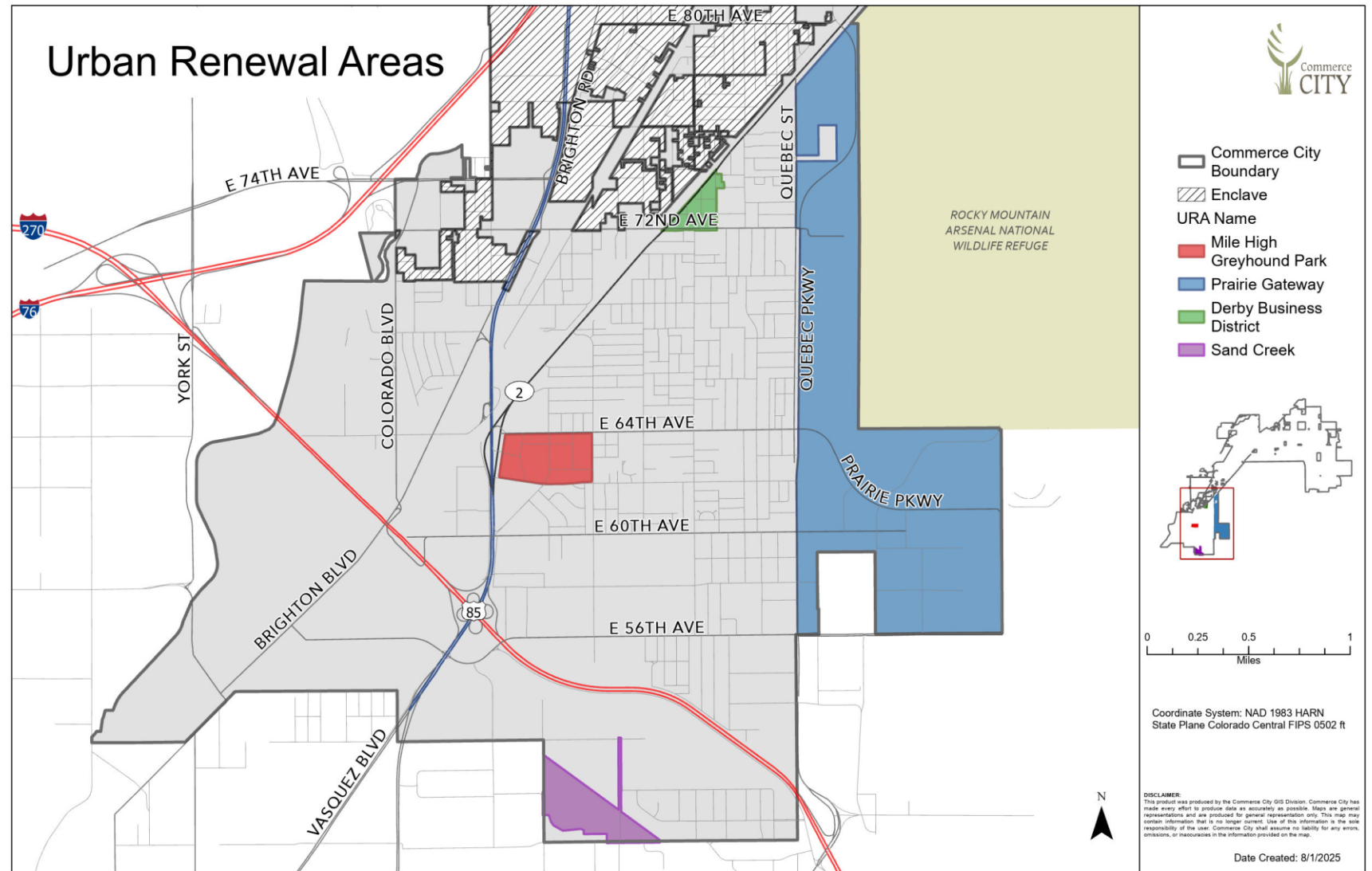
URA Background

The Urban Renewal Authority (URA) Board consists of up to thirteen members. The objective of the Authority is the acquisition, clearance, rehabilitation, conservation, development, or redevelopment of slum or blighted areas within the City.

There are currently four plan areas within the URA:

1. Prairie Gateway Urban Renewal Plan (created February 2005)
2. Derby Business District Urban Renewal Plan (created February 2009)
3. Mile High Greyhound Park (MHGP) Urban Renewal Plan (created June 2018)
4. Sand Creek Urban Renewal Plan (created April 2022)

URA Boundary Map



2026 Preliminary Budget

By URA Plan Area

| 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 |

What's Next

- October 20 – Board opens & continues public hearing
- November 3 – Board closes public hearing and acts on budget

Discussion

