



Commerce City

7887 E. 60th Ave.
Commerce City, CO 80022
c3gov.com

Meeting Minutes - Draft

Urban Renewal Authority

Monday, October 20, 2025

7:20 PM Council Chambers, 7887 E. 60th Ave, Commerce City, CO 80022. The meeting will also be conducted in a hybrid format via Zoom. Registration link: https://c3gov.zoom.us/webinar/register/WN_kewqZRMXTdKxs9FIj0829w

Special Meeting. Revised 10/20/2025 at 3:50 PM.

Or immediately following the City Council public hearing on Resolution 2025-053, before or after the posted time. Times given are estimates only

1. Call To Order/Roll Call

A special meeting of the Urban Renewal Authority of the City of Commerce City was called to order by Chair Douglas on October 20, 2025, at 8:00 PM.

Present: 12 - Chair Steven J. Douglas, Vice Chair Susan Noble, Oscar Madera, Rocky Teter, Renee Chacon, Craig Kim, Charles Dukes, Sean Ford, Kristi Douglas, James Amador, Craig Machuga and Kathy Henson

2. Approval of Minutes

[Min URA 25-006](#) Minutes of the September 15, 2025 Meeting

A motion was made by Commissioner Kim, seconded by Commissioner Ford, that the URA Minutes be approved. VOTE:

Aye: 12 - Chair Douglas, Vice Chair Noble, Commissioner Madera, Commissioner Teter, Commissioner Chacon, Commissioner Kim, Commissioner Dukes, Commissioner Ford, Commissioner Douglas, Commissioner Amador, Commissioner Machuga and Commissioner Henson

[Min URA 25-005](#) Minutes of the September 22, 2025 Meeting

A motion was made by Commissioner Kim, seconded by Commissioner Ford, that the URA Minutes be approved. VOTE:

Aye: 12 - Chair Douglas, Vice Chair Noble, Commissioner Madera, Commissioner Teter, Commissioner Chacon, Commissioner Kim, Commissioner Dukes, Commissioner Ford, Commissioner Douglas, Commissioner Amador, Commissioner Machuga and Commissioner Henson

3. Resolutions

[Res URA
2025-006](#)

A RESOLUTION OF THE URBAN RENEWAL AUTHORITY OF THE CITY OF COMMERCE CITY CONSENTING TO THE TRANSFER OF A PORTION OF RESIDENTIAL LAND BY TRACT F LLC TO THE COMMERCE CITY HOUSING AUTHORITY IN THE MILE HIGH GREYHOUND PARK URBAN RENEWAL AREA

A motion was made by Commissioner Ford, seconded by Commissioner Dukes, that this URA Resolution be adopted. VOTE:

Aye: 8 - Vice Chair Noble, Commissioner Madera, Commissioner Teter, Commissioner Kim, Commissioner Dukes, Commissioner Ford, Commissioner Amador and Commissioner Henson

Nay: 4 - Chair Douglas, Commissioner Chacon, Commissioner Douglas and Commissioner Machuga

[Res URA
2025-008](#)

A RESOLUTION OF THE URBAN RENEWAL AUTHORITY OF THE CITY OF COMMERCE CITY APPROVING A FIRST AMENDMENT TO DECLARATION OF COVENANTS CONCERNING PAYMENT IN LIEU OF TAXES

A motion was made by Commissioner Kim, seconded by Commissioner Dukes, that this URA Resolution be adopted. VOTE:

Aye: 10 - Chair Douglas, Vice Chair Noble, Commissioner Madera, Commissioner Teter, Commissioner Kim, Commissioner Dukes, Commissioner Ford, Commissioner Amador, Commissioner Machuga and Commissioner Henson

Nay: 2 - Commissioner Chacon and Commissioner Douglas

4. Public Hearings

[Res URA
2025-004](#)

A RESOLUTION ADOPTING THE 2026 BUDGET FOR THE URBAN RENEWAL AUTHORITY OF THE CITY OF COMMERCE CITY, COLORADO

Chair Douglas opened the public hearing.

Terry Ware, URA Director, provided the staff presentation.

There was no public testimony on this matter.

Chair Douglas closed the public hearing.

A motion was made by Commissioner Kim, seconded by Commissioner Madera to continue the public hearing for Resolution URA 2025-004 to November 3, 2025. VOTE:

Aye: 12 - Chair Douglas, Vice Chair Noble, Commissioner Madera, Commissioner Teter, Commissioner Chacon, Commissioner Kim, Commissioner Dukes, Commissioner Ford, Commissioner Douglas, Commissioner Amador, Commissioner Machuga and Commissioner Henson

5. Adjourn

The meeting adjourned at 8:56 PM.

Kim Garland, Acting Secretary

Any member of the public requesting accommodations, with respect to rights under the Americans with Disabilities Act, to attend or participate in any public meeting, and/or to obtain this notice in alternate formats, is asked to please contact the City Clerk at 303-227-8791 at least 48 hours before the meeting.