



# CCURA Board Communication

**AGENDA DATE:** July 13, 2026    **LEGISTAR ITEM #:** Pres 26-562

**PRESENTER:** Keith Morey  
Development

**DEPARTMENT:** Economic

<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Public Hearing
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## REQUEST

Discuss the Amended and Restated Bylaws of the Urban Renewal Authority of the City of Commerce City, Colorado.

## BACKGROUND

Urban Renewal Authority (URA) bylaws are the foundational governing documents that establish how individual urban renewal authorities operate. They define the structure, voting procedures, and operational rules for the URA's Board of Commissioners. In Colorado, URAs operate under the statutory framework of the Colorado Urban Renewal Law (Part 1 of Article 25, Title 31 of the C.R.S.).

The URA Amended and Restated Bylaws outline several standardized operational rules:

### Core Governance & Officers

- **Board Composition:** Dictates the number of commissioners, appointment terms, and representation from other overlapping taxing districts as required by state law.
- **Officers:** Establishes the required officer roles along with an appointed Treasurer, Secretary and Executive Director who handles administrative and technical operations. Provides for the Executive Director to designate a position or positions within City staff to assist the URA in project management.
- **Quorum & Voting:** Defines the minimum number of commissioners required to hold a meeting and vote on URA action items. Includes details on remote attendance as previously requested by Authority Board, along with potential removal process.

# CITY COUNCIL COMMUNICATION CONTINUED

- **Financial Powers:** Outlines how and when the URA may approve the expenditure of funds.

## Meetings & Public Record

- **Public Meetings:** Mandates that all meetings comply with local “Sunshine” or open meeting laws, requiring public notices, open sessions, and accessible agendas.
- **Conflict of Interest:** Details strict recusal and disclosure rules for board members who may have personal or financial ties to a proposed urban renewal project.

## FINANCIAL IMPACT

Contractor	N/A
Amount of Request/Contract	N/A
Amount Not To Exceed	N/A
Amount Budgeted	N/A
Budget Year	N/A
Funding Source	CCURA Budget

## PROJECT TIMELINE

<b>Estimated Start Date</b>	<b>Estimated End Date</b>
As soon as approved	N/A
<b>Years and Months of Contract</b>	<b>Number of Times Renewable</b>
N/A	N/A

## JUSTIFICATION

<input type="checkbox"/> Council Goal	<input checked="" type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input type="checkbox"/> Legal
Citation	Comprehensive Plan - 7-1.7 Continue to encourage development within the Prairie Gateway Area		

## CITY COUNCIL COMMUNICATION CONTINUED

	<p>Economic Development Strategic Plan</p> <ul style="list-style-type: none"><li>- 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.</li><li>- 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.</li><li>- 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.</li></ul>
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### **AVAILABLE ACTIONS**

Available Action #1. Review and consider potential updates to the Urban Renewal Authority (URA) bylaws.

### **STAFF RECOMMENDATION**

Staff recommends Action #1. Review and consider potential updates to the Urban Renewal Authority (URA) bylaws.