



Urban Renewal Authority Communication

AGENDA DATE: August 10, 2026

LEGISTAR ITEM #: 26-152

PRESENTER: Chris Johnson

DEPARTMENT: Finance

☐ Administrative Business	☐ Noticed Council Business
☒ Informational Presentation	☐ Consensus-Building Presentation

BACKGROUND/REQUEST

The Urban Renewal Authority (URA) is a component unit of the city. It is a separate legal entity for which the city is financially accountable. The URA is a blended component unit of the city and the URA Fund is presented as if it were a Fund of the city in the city's financial statements. This is because the city substantively shares the same governing body with the URA and the city has operational responsibility for the URA.

The URA Board consists of up to thirteen members: (1) the elected members of the City of Commerce City's City Council; (2) a member appointed by the Adams County Board of County Commissioners; (3) a board member of a special district selected by agreement of the special districts levying a mill levy within the boundaries of the URA; (4) an elected member of a board of education of a school district levying a mill levy within the boundaries of the URA selected by agreement of the school districts levying a mill levy within the boundaries of the URA; and (5) a member appointed by the Mayor of the City of Commerce City.

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 Urban Renewal Plan (created June 2018)
4. Sand Creek Urban Renewal Plan (created April 2022)

The 2027 Budget for the URA has been drafted for review in advance of the public hearing on the budget later this fall.

CITY COUNCIL COMMUNICATION CONTINUED

The following materials are included as attachments for reference:

- 2027 URA Budget Presentation

JUSTIFICATION

☐ Council Goal	☐ Strategic Plan	☒ Work Plan	☒ Legal
Citation	Completing proposed and summary budget information throughout the budget development process is an important component of the annual budget process. Applicable state budget laws and city charter requirements are followed as work is completed.		