



Urban Renewal Authority Board Communication

AGENDA DATE: December 15, 2025 **LEGISTAR ITEM #:** 2025-185

PRESENTER: Terrance Ware **DEPARTMENT:** Economic Development

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

A RESOLUTION APPROVING AN EASEMENT AGREEMENT BETWEEN JALISCO INTERNATIONAL, INC, A CONSTRUCTION COMPANY, AND THE COMMERCE CITY URBAN RENEWAL BOARD, FOR THE USE OF PORTIONS OF CERTAIN PROPERTY LOCATED AT MILE HIGH GREYHOUND PARK. JALISCO REQUESTS THE USE OF THE PROPERTY FOR A CONSTRUCTION STAGING AREA FOR THE RECONSTRUCTION OF 62ND AVENUE BETWEEN HIGHWAY 2 AND GLENCOE AND ELM STREET.

BACKGROUND

The former Mile High Greyhound Park (MHGP) site is currently being redeveloped into a vibrant, mixed-use development in the heart of the City of Commerce City ("City"). Purchased by the Urban Renewal Authority of Commerce City (CCURA) in 2011, the site is an officially designated urban renewal area.

The Colorado Department of Transportation (CDOT) is undertaking roadway improvements at the intersection of Vasquez Blvd/State Highway 2 and 62nd Avenue. The roadway modifications are necessary to improve vehicular circulation and increase safety at this intersection benefiting users of the site and city residents.

CCURA is currently the owner of Tract B of MHGP, adjacent to the proposed Vasquez and 62nd Ave. improvements. To construct the necessary improvement, CCURA granted the City a Special Warranty Deed, a Drainage, Utility, and Pedestrian and Street Amenities Easement Agreement which the City granted to CDOT to allow for construction. A subcontractor to CDOT, Jalisco, Int., is requesting temporary use of a portion of Tract B, illustrated on the attached map, to store construction materials and equipment for the duration of the construction period of the

CCURA COMMUNICATION CONTINUED

project. The contractor will setup perimeter control around the area as well as the detention pond. When finished with the area, the contractor will reseed, grade and reestablish the area at their cost.

JUSTIFICATION

<input type="checkbox"/> Council Goal	<input type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input checked="" type="checkbox"/> Legal
Citation	N/A		

AVAILABLE ACTIONS

- #1 Approve Resolution URA RES 2025-009 as presented

STAFF RECOMMENDATION

e.g. Staff recommends action #1, approval of the item.