



Urban Renewal Authority Board Communication

AGENDA DATE: August 10, 2026 **LEGISTAR ITEM #:** URA Res 2026-011

SUBMITTED BY: Keith Morey, Director of ECV **DEPARTMENT:**
Economic Development

☐ Ordinance	☒ Resolution	☐ Presentation
☐ Admin Business	☐ Public Hearing	☐ Other

REQUEST

Approve the amended and restated bylaws that were discussed at the July 13, 2026 URA regular meeting.

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

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COMMUNICATION CONTINUED

details on remote attendance as previously requested by the Authority Board, along with a potential removal process.

- **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.

JUSTIFICATION

☐ Council Goal	☐ Strategic Plan	☒ Work Plan	☐ Legal
Citation	Comprehensive Plan: • 7-1.7 Continue to encourage development within the Prairie Gateway Area Economic Development Strategic Plan: • 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. • 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. • 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.		

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AVAILABLE ACTIONS

- Available Action #1: Approve as presented.
- Available Action #2: Through consensus of the URA Board, provide edits to the proposed amended and restated bylaws. After which, a formal vote of adoption as amended

STAFF RECOMMENDATION

Staff recommends Action #1: Approve as presented.