

Urban Renewal Authority Communication

AGENDA DATE: January 26, 2026 **LEGISTAR ITEM #:** Pres 26-105

SUBMITTED BY: Terrance Ware **DEPARTMENT:** Economic Development

<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input checked="" type="checkbox"/> Presentation
<input type="checkbox"/> Admin Business	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Other

REQUEST

Study session to discuss the organization, procedures and policies of the Commerce City Urban Renewal Authority and provide guidance to staff regarding these components.

BACKGROUND

The Commerce City Colorado Urban Renewal Authority (URA) was established as a response to the need for revitalization and development within the city. Created to foster economic growth, the URA aimed to eliminate blight and promote sustainable development. The authority was officially formed under the laws governing urban renewal in the state of Colorado, which provided the framework for its operations and objectives.

The URA is governed by a 13-member board of commissioners, composed of elected city officials, 1 at-large and taxing district representatives. The board is responsible for setting policies, approving projects, and ensuring that the authority's goals align with the broader objectives of Commerce City. The day-to-day operations are managed primarily by city staff assigned under the Authority's by-laws, including the City Manager who acts as the executive director and oversees the implementation of the URA's initiatives and projects.

The Commerce City URA has been involved in several key projects aimed at enhancing the urban landscape and boosting economic activity. Some notable projects include:

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- Derby Redevelopment: This project is focused on revitalizing the historic Derby neighborhood, transforming it into a vibrant mixed-use area with residential, commercial, and recreational spaces.
- Mile High Greyhound Park: The URA plays a crucial role in the redevelopment of the former 65-acre Greyhound dog racing park. Partnering with development companies to provide a range of housing and commercial opportunities.
- Prairie Gateway Project: A comprehensive redevelopment initiative aimed at creating a mixed-use district with retail, office, and residential components, enhancing the city's economic base.

According to CRS § 31-25-104, municipal governments have the authority to create Urban Renewal Authorities. This creation process typically involves a resolution passed by the city council or governing body of the municipality, recognizing the need for redevelopment within specified boundaries.

JUSTIFICATION

<input type="checkbox"/> Council Goal	<input checked="" type="checkbox"/> Strategic Plan	<input checked="" type="checkbox"/> Work Plan	<input type="checkbox"/> Legal
Citation	<p>The state of Colorado has established a legal framework that mandates the formation of Urban Renewal Authority (URA) boards. The primary statutes governing the formation and functioning of URA boards are encapsulated in the Colorado Revised Statutes (CRS), particularly under Title 31, Article 25, Part 1. The Colorado Statutes provide a comprehensive framework for the formation and operation of Urban Renewal Authority boards.</p> <p>One of the core responsibilities of the URA board is to develop and implement urban renewal plans. These plans must address the eradication of blighted conditions and promote the redevelopment of the area, improving economic and social conditions.</p>		

URBAN RENEWAL AUTHORITY COMMUNICATION CONTINUED

	<p>The purpose of the study session is to ensure the URA's compliance with state statutes, alignment with City goals, objectives and policies and the efficient governance of the boards' staff and activities.</p>
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AVAILABLE ACTIONS

<ul style="list-style-type: none">• Discussion and identification of actions to be implemented by city staff.
