URA Executive Director Report

November 9, 2026

Façade & Landscape Improvement Program (FLIP)

• Staff incorporated feedback from the CCURA Board and lessons learned from the former Derby Catalyst Fund into a revised version of the Façade & Landscape Improvement Program (FLIP).
• Unlike the previous Catalyst Fund, staff is exploring a non-repayable reimbursement model for qualifying façade, landscape, and site improvement projects.
• Eligible improvements focus on blight reduction, property enhancements, safety improvements, landscaping, and corridor beautification to support revitalization efforts throughout the Derby district.
• Staff is drafting program guidelines, eligibility criteria, and application materials and anticipates bringing the revised program to the URA Board for review and consideration in the coming months.

Mercado de Derby

• Staff received the final season report from consultant partner Empowered**,** documenting the successes, lessons learned, and growth opportunities associated with the inaugural Mercado de Derby series.
• The five-market series successfully activated the Derby District, engaged 63 businesses and organizations, and established a strong foundation for a recurring community market and downtown activation program.
• Key outcomes included participation from 36 Commerce City vendors, strong representation of minority-owned and women-owned businesses, an estimated 540 to 770 attendees throughout the season, and significant community engagement through cultural programming, family activities, and bilingual outreach.
• The report identified opportunities for improvement related to vendor compliance requirements, farmer participation, event coordination, and overall program scalability.

CBRE @ Mile High Greyhound Park

• Staff is evaluating a proposal from CBRE for brokerage and real estate consulting services to support redevelopment of MHGP Parcels A and B.
• The proposed scope includes a four-phase development advisory process consisting of due diligence, solicitation preparation and market engagement, proposal evaluation and selection, and partner selection and transaction execution.
• The project is anticipated to take approximately seven months and would include key deliverables such as project analysis, RFP development, property marketing, offer evaluation, and support for negotiations and disposition activities.

CBRE @ Derby
• Staff is working with CBRE to evaluate two strategic properties within the Derby URA.
• The analysis will provide market-based acquisition estimates and redevelopment considerations to help inform potential property acquisition and assemblage opportunities.
• The information will assist the City and URA in determining whether acquisition of one or both properties could support future redevelopment objectives and long-term district revitalization efforts.

Bridge House
• The Commerce City Urban Renewal Authority (CCURA) completed its 2026 partnership with Bridge House to address blight, beautification, and maintenance needs within the Derby and Mile High Greyhound Park URAs.
• Through Bridge House's Ready to Work program, crews completed 27 workdays and focused on litter removal, site cleanup, and corridor improvements.
• The project generated approximately 524 labor hours and resulted in the removal of 128 bags of waste, litter, and debris**,** totaling an estimated 640 pounds of waste from public spaces throughout the URA districts.
• In addition to cleanup efforts, crews identified health and safety concerns, supported code and maintenance reporting efforts, and assisted in preparing the district for Mercado de Derby events to ensure a clean and welcoming environment for visitors and businesses.

Derby Blight Study
• The Request for Proposals (RFP) for blight study consulting services closed on November 2, and the City received four qualified proposals for consideration.
• Staff within the Economic & Community Vitality Department are currently reviewing and scoring submissions to evaluate qualifications, project approach, and experience.
• Proposal evaluations are scheduled to be completed by November 6, with a proposal review meeting with Procurement scheduled for November 9.
• If necessary, consultant interviews will be conducted on November 17 as part of the final selection process.
• The completed blight study will help identify redevelopment opportunities, support future URA investments, and provide data-driven guidance for revitalization efforts within the Derby URA.

Derby Master Plan Update
• Staff is evaluating the proposed scope of work for the Derby Master Plan Update and identifying key planning, redevelopment, and public engagement components to be included in the consultant solicitation.
• Staff will be coordinating review and finalization of the scope with the Community Development Department and Procurement to ensure alignment with broader planning and redevelopment objectives.
• The updated Master Plan will help establish a long-term vision for the Derby district, identify redevelopment opportunities, and guide future land use, infrastructure, and economic development decisions.

Development Inquiry - Sand Creek URA

• Staff was contacted by a company regarding a potential development opportunity on approximately 30 to 40 acres within the Sand Creek URA.
• Staff held an introductory meeting with company leadership in late October to discuss interest in the site.
• Staff is engaging with the property owner to gauge interest in the potential project and facilitate discussions regarding site feasibility.
• If determined feasible, the project could support long-term economic development objectives and activate underutilized land within the Sand Creek URA.

Downtown Colorado, Inc. Challenge Program - Sand Creek URA

• The Downtown Colorado, Inc. (DCI) Challenge Program has launched with a focus on advancing redevelopment and investment opportunities within the Sand Creek URA.
• The Challenge Program will assist the URA in developing a comprehensive district profile to better position the Sand Creek URA for business attraction, redevelopment, and future investment opportunities.
• Staff have participated in two Challenge Program webinars and are actively engaging with DCI resources to support the initiative.
• A one-on-one consultation with the DCI Challenge Team has been scheduled to identify next steps and begin development of the district profile and market positioning strategy.
• The completed profile will help communicate the area's assets, redevelopment opportunities, and strategic advantages to prospective developers, investors, and business prospects.