



URA Updates for CM Report Out

October 12, 2026

Façade & Landscape Improvement Program (FLIP)

- Staff from ECV, Community Development, Finance, and Legal continue to reimagine the former Catalyst Fund into the new Façade & Landscape Improvement Program (FLIP).
- FLIP focuses on blight reduction, safety enhancements, façade upgrades, and corridor beautification to encourage private reinvestment in Derby.
- The program will help improve the appearance of key commercial areas, support small businesses in making exterior improvements, strengthen taxable increment, and advance long-term revitalization goals within the Derby URA.
- Once finalized, staff will return to the URA Board for review and consideration.

Mercado de Derby

- The final Mercado de Derby of the season was held on October 4, continuing to activate the Derby district and create cultural and economic momentum for local vendors.
- Empowered Community will prepare a comprehensive report summarizing attendance, vendor feedback, outcomes, and recommendations for the 2027 season.

Derby Lighting Study

- Staff is working closely with Public Works, Xcel Energy, and Finance to evaluate and address lighting conditions throughout the Derby URA.
- Public Works is confirming ownership and maintenance responsibilities for lighting assets between the City and Xcel.
- Staff is coordinating with Legal to understand how the URA may support lighting improvements on private property, where justified by blight or safety-related findings.
- Once staff prepares a draft plan detailing lighting needs, responsibilities, and funding options, it will be brought back for URA review and consideration.
- This work will guide a coordinated approach to improving lighting, enhancing safety, and supporting long-term revitalization efforts.

CBRE – MHGP RFP and Marketing Support

- Staff met with CBRE on September 16 to review examples of similar municipal RFP projects.
- Staff is awaiting CBRE's updated proposal for preparing a development RFP and marketing brochure for MHGP parcels A & B.

Bridge House – Blight Reduction & Cleanup

- 24 total workdays completed (15 in Derby, 9 at MHGP).
- 10,848 labor hours dedicated to addressing blight and environmental concerns.
- \$34,321 utilized from the approved \$40,000 budget.
- 115 bags of waste removed (approximately 575 pounds).
- These efforts continue to support visible blight mitigation and improved corridor conditions.

Derby Blight Study

- Staff has finalized the RFP and Scope of Work with Procurement.
- The RFP was published on October 2.
- Targeted vendor selection and award is anticipated in November.

Derby PUD Amendment & Master Plan Update

- Staff is working with Procurement to draft a Scope of Work for the RFP to update the Derby Master Plan.
- Staff met with Community Development to coordinate efforts and has identified an internal working group to support the RFP process, vendor selection, and community engagement.
- The updated Master Plan will guide the specific changes proposed in the forthcoming Derby PUD amendment.

Mile High Greyhound Park (MHGP)

- Staff has directed CBRE to prioritize parcels A & B for URA-contracted work.
- Staff is awaiting CBRE's Broker's Opinion of Value to provide a market estimate for the 10-acre site.
- Staff is coordinating with CBRE and their design partner on a combined RFP package and property brochure for marketing to potential developers.

Workforce Development Hub

- The regional funder coalition has advanced the Community College of Aurora's proposal for up to \$1,071,993 over three years, pending final board approvals.
- Funders highlighted the strong partnership between Commerce City, Adams 14 School District, and regional partners, acknowledging momentum toward creating a regional workforce training hub.
- Staff will work with Education Design Lab to refine the proposed budget, confirm annual milestones, and finalize expected outcomes.
- This initiative supports URA objectives by expanding workforce readiness, credentialing pathways, and economic mobility, particularly for Derby residents.
- A successful hub strengthens long-term reinvestment potential, supports business attraction, and reinforces the URA's redevelopment strategy.
- Additional updates will be provided as funding decisions are finalized at the end of October.

Joe Reilly Park Revitalization

- Adams County has approved the City's grant request to support improvements at Joe Reilly Park—an important step in strengthening Derby's public amenities.
- The award will now move to the Adams County Board of Commissioners for final approval.
- Funding will help advance planned park enhancements, support community activation, and reinforce the park's role as a key neighborhood anchor within the Derby URA.
- Staff will continue coordination with Adams County and provide updates as the project progresses.