

DENVER CITY COUNCIL



Proclamation

Proclamation No. 26-0078

Honoring Tracy Huggins for 33 Years of Service to Denver

WHEREAS, with more than three decades of service to the people and businesses of Denver, Tracy Huggins has played a critical role in facilitating urban revitalization, creating jobs and catalyzing the city's development sector to create a better Denver for everyone to enjoy; and

WHEREAS, having worked with five Denver mayors, Tracy has been described as a collaborative leader that clearly understands the appropriate time for the public and private sector to work together to make projects that otherwise would not be able to happen on their own; and

WHEREAS, Tracy, a certified public accountant, came to the Denver Urban Renewal Authority in 1992 after serving as their independent auditor for three years. In 2000, Tracy was appointed as only the fourth executive director since 1958 when DURA was founded; and

WHEREAS, under Tracy's leadership, DURA played a critical role in many of the city's most important redevelopment efforts directing the agency's involvement in more than 50 redevelopment projects, affecting change in nearly every council district, with a combined DURA financing portfolio of approximately \$1.2 billion, leveraging more than \$9.6 billion in private investment; and

WHEREAS, in addition to directing these important redevelopment projects, Tracy managed DURA's housing rehabilitation programs, which helped revitalize neighborhoods through a variety of programs for low- and moderate-income homeowners; and

WHEREAS, through her planning leadership during the Wellington E. Webb administration, Tracy Huggins helped Mayor Webb advance a portfolio of catalytic redevelopment projects—including the redevelopment of the former Stapleton Airport, the redevelopment of the former Lowry Air Force Base, the Forney Museum site (now REI), Northeast Park Hill, the redevelopment of Elitch Gardens downtown, the downtown Convention Center Hotel, Highlands Garden (formerly Elitch Gardens), the Adams Mark, the Bear Valley Mall, University Hills, the Downtown Pavilions and many, many more—that reshaped Denver's urban form and laid the foundation for decades of inclusive growth and reinvestment; and

WHEREAS, the Stapleton (now Central Park) redevelopment plan led by Tracy and her team went on to win numerous awards and international acclaim; and in 2025, DURA made the last debt service payment on the Central Park obligations, including providing more than \$168 million in funding to Denver Public Schools to build elementary, middle and high schools for the community; and

WHEREAS, during Mayor John Hickenlooper's administration and for many years before and after, Tracy Huggins used her considerable and unique talents to manage complex and challenging processes to blend the investment of public dollars with private enterprises to create benefits to serve the public good well into the future for the enjoyment of all; and

WHEREAS, in 2011 Mayor Michael B. Hancock tasked Tracy in evaluating the business, financial and facilities plans of the National Western Stock Show to better understand the Stock Show's current and future needs. The evaluation and recommendations provided by Tracy resulted in the strategic framework being implemented to provide a sustainable facility for the Stock Show; and

WHEREAS, Mayor Hancock has expressed appreciation for Tracy's dedication and partnership, which have helped shape many of Denver's signature projects, including the redevelopment of Union Station, the transformation of the 16th Street Mall, the revitalization of Five Points, and the redevelopment of Loretta Heights, Dahlia Square, and Holly Shopping Center; and

WHEREAS, Tracy has continued to be an extraordinary partner to the city during Mayor Mike Johnston's administration, advancing numerous catalytic redevelopment projects that serve as a fitting capstone to her decades of selfless and storied service that has driven transformative change for the residents of the City and County of Denver and beyond, serving as an enduring reminder that one person's dedication can make a lasting difference; and

WHEREAS, Tracy is a leader in the community having received the Women of Influence award from the Denver Chapter of Commercial Real Estate Women, recognized by The Denver Business Journal as an Outstanding Women in Business in the category of real estate and construction and being named as one of the Top 25 Most Powerful Women by the Colorado Women's Chamber; and

WHEREAS, Tracy has served on the boards of directors of numerous organizations, including the Colorado I Have a Dream Foundation, the Mountain States Employers Council, the Gold Crown Foundation, the National Association of Industrial and Office Properties, the Urban Land Institute Colorado Chapter, the Denver Housing Authority, and the Auraria Higher Education Center, where she served as the Board Chair for three years; and

WHEREAS, during her term as Executive Director of DURA, Tracy has taken on every difficult project that has been put in front of her and worked tirelessly to make it a success – not just for today but for the next generation as well.

NOW THEREFORE, BE IT PROCLAIMED BY THE DENVER CITY COUNCIL:

Section 1. That the Denver City Council recognizes and honors Tracy Huggins for her 33 years of extraordinary contributions and lasting legacy. We extend our heartfelt gratitude and our warmest wishes for a joyful and well-deserved retirement.

Section 2. That the Clerk and Recorder of the City and County of Denver shall affix the seal of the City and County of Denver to this proclamation and that a copy be transmitted to Tracy Huggins.

PASSED BY THE COUNCIL DATE January 26, 2026

Signed by:

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PRESIDENT

