



South Brighton GID Mill Levy

STUDY SESSION – August 26, 2025

City Staff Representative:
Department:

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Finance

Purpose

To propose the levy of property taxes for the South Brighton GID for 2026.

Background

The South Brighton GID was formed in 2004 by a vote of property owners. The City has not levied any property taxes since that time.

What is a General Improvement District

A General Improvement District (GID) limited purpose special district. They are formed to provide specific services to a defined area and are funded through property taxes levied on the included properties.

- Require voter approval by the property owners in the proposed district.
- The voter approval authorizes the City to levy property taxes for specific purposes, such as capital improvements that benefit the district.
- The funds generated are generally limited by a number of mills or a total amount of revenue generated.
- They are a subdivision of the local government and generally have the same governing body as the local government.
- The local government will manage the operations and finances of the GID, including oversight of projects funded by the GID.

South Brighton GID – History and Purpose

- Formed in 2004 with no expiration.
- Roughly 100 acres of undeveloped land near 120th & Potomac.
 - Intend to include future parcels as development progresses
- Intended to provide funding for improvements needed for development to occur.
- Revenue limited to \$400K annually (no specific mill levy limit).
- No taxes have been levied since inception.



South Brighton GID – Needs and Proposal

- There is a strong desire by the City to develop this area, but development will require capital investment, particularly for storm drainage and road improvements that exceed the funding the City currently has available.
- Staff proposal - Levy 15 mills starting in 2026
 - 15 mills will generate an estimated \$20K in revenue in 2026. This will increase as the properties are developed and values increase.
 - 15 mills will keep the tax level of the properties within range of similar districts, such as Prairie Center.
 - Because total revenue is limited to \$400K annually, the mill levy would be adjusted down if the property values increased to a level that generated more than \$400K.
 - Funding generated will be used on projects that benefit development of the properties included in the district and will supplement funding available from storm drainage fees.

Next Steps

- General Improvement District Board approves the budget and mill levy in October.
- City Staff submit the certified mill levy to the County in December.
- Property owners will see the mill levy on their 2026 property tax assessment.
- City collects property taxes throughout 2026.

Questions

