BRIGHTON DDA FORMATION

City Council Meeting July 15, 2025





AGENDA

- 1. Brighton DDA Formation Process Update
- 2. DDA Election & Next Steps



BRIGHTON DDA FORMATION PROCESS

| | Phase I | Phase II | Phase III |
|---------|--|--|--|
| | Orientation and Priorities | Plan of Development | Legal Process to Form DDA |
| 040004 | | | |
| Q4 2024 | | | |
| Q1 2025 | | | |
| Q2 2025 | | | |
| Q3 2025 | | | |
| Q4 2025 | | | |
| | | | |
| | Review past plans/studies | Conduct Steering Committee | Develop and refine database |
| | Define a study area for DDA | • Broaden outreach efforts | Design and draft educational materials |
| | Conduct Steering Committee workshops | Finalize DDA boundaries | Create graphic summary of POD |
| | Develop educational materials | Evaluate revenue options | Complete legal work to advance DDA |
| | • Conduct interviews/group meetings | Draft Plan of Development | Ordinance to put DDA on ballot |
| | • Tour comparable DDAs | document | Deadlines for ballot |
| | • Study session with elected officials | Review POD concepts with | Manage TABOR election |
| | Develop recommendation on | stakeholders | Coach district proponents |
| | moving DDA forward | Study session with elected officials | |



COMMUNITY ENGAGEMENT SUMMARY

- + Over 800 inputs to-date, including:
 - Steering Committee Meetings (approx. 15 inputs)
 - Interviews with Key Stakeholders (approx. 40 inputs)
 - o Downtown Partnership
 - Brighton Housing Authority
 - Brighton Chamber of Commerce
 - Brighton Economic Development Corp.
 - o BURA Commission
 - City Council
 - Pop-up Events (approx. 575 inputs)
 - Online Survey (197 responses)
 - Community Open House (approx. 60 inputs)





PLAN OF DEVELOPMEN T OVERVIEW

DOWNTOWN VISION

Downtown Brighton is a vibrant, inclusive, and resilient neighborhood that celebrates its historic character, agricultural roots, and multicultural identity—offering welcoming public spaces, diverse housing and businesses, and opportunities for all who live, work, and visit to thrive.

GUIDING PRINCIPLES & PHYSICAL FRAMEWORK





UPDATED DDA BOUNDARIES





ESTABLISHING A DDA



City council adopts ordinance putting questions on ballot: Creation of DDA, authorizing TIF, and/or debt, and/or mills (all separate questions). Campaign to spread awareness and understanding of vote to qualified electors.

Council appoints DDA Board. Council approves Plan of Development. DDA *cannot* use TIF or do any project until POD adopted.

Board decides posting place for meeting notices and agendas at 1st meeting, adopts other bylaws and procedures. Board creates and Council approves yearly operating plan and budget.



DDA ELECTION

Who can vote?

- + People who are registered to vote in Colorado who own property, lease property, or are residents within the proposed district boundary of the DDA.
- + Registered voter residents automatically receive a ballot.
- + Entities (businesses, property owner LLCs, etc.) must submit a form designating a registered voter to vote on their behalf and request a ballot.



NEXT STEPS

- + July/August: City Council Ordinance
 - First Reading: July 15th today
 - Second Reading: August 5th
- + July/August: Finalize draft Plan of Development & prepare educational campaign materials
- + September/October: DDA campaign
- + November 4th Election

