



Check Your Eligibility to Vote

The Brighton Downtown Development Authority (DDA) ballot measures were approved to be placed on the November 4, 2025 General Election ballot by a City Council ordinance on August 5, 2025.

Now, it is up to eligible voters to vote on the formation of the DDA and authorization for the DDA to use tax increment financing through a TABOR election per Colorado statute.

Follow these instructions to determine if you are eligible to vote in the election and how to obtain a ballot.

Basic Eligibility

- Must be an active registered Colorado voter,
- And, either: **own** real property, **lease** real property, or, **reside** within the proposed Brighton DDA boundary.

Designated Election Official

The election will be conducted by the law firm Spencer Fane LLP. Courtney Linney will serve as the Designated Election Official (DEO). All Ballot Request/Self-Affirmation Forms and Designation of Elector Forms must be submitted to the Designated Election Official, and all ballots will need to be returned by U.S. mail or by dropoff at the below location no later than 7pm on November 4, 2025. Please contact the DEO with any questions or for additional information:

Courtney Linney, Designated Election Official
Spencer Fane LLP
1700 Lincoln Street, Suite 2000
Denver, CO 80203
Phone: 303-839-3778
Email: clinney@spencerfane.com

Step 1: Determine Eligibility & Request a Form

Reside within the DDA?	Own property within the DDA?	Lease property within the DDA?
<p><i>I live and am registered to vote at an address within the DDA.</i></p> <ul style="list-style-type: none"> • Your General Election ballot will be mailed to you automatically and include the DDA issues. • No additional action is required. 	<p><i>I own real property within the DDA in my own name.</i></p> <ul style="list-style-type: none"> • Fill out a Ballot Request/Self-Affirmation Form. <p><i>I am affiliated with a legal entity that owns real property in the DDA.</i></p> <ul style="list-style-type: none"> • Fill out a Designation of Elector Form to identify a person to vote on behalf of the entity. 	<p><i>I lease real property within the DDA in my own name.</i></p> <ul style="list-style-type: none"> • Fill out a Ballot Request/Self-Affirmation Form. <p><i>I am affiliated with a legal entity that leases real property in the DDA.</i></p> <ul style="list-style-type: none"> • Fill out a Designation of Elector Form to identify a person to vote on behalf of the entity.

Submit your completed Ballot Request/Self-Affirmation Form or Designation of Elector Form to the Designated Election Official, Courtney Linney, by **October 27, 2025**, in order to receive a ballot by mail.

After October 27, ballots can still be obtained by contacting the Designated Election Official or in person at the designated voting center up until **7pm on Election Day, Tuesday, November 4, 2025**.

**Only one person can be designated by each entity, and each voter can only cast one vote in this election (multiple entities cannot designate the same person).*

Step 2: Vote Your Ballot

Once you receive a ballot:

Complete as per the instructions included with the ballot. The last recommended day to mail your ballot is **Monday, October 27**.

After October 27, ballots should be dropped off at the location printed on your ballot envelope. Ballots must be received by **7pm on Election Day, Tuesday, November 4**. Postmarks do not count.



Eligible Voter Scenarios

Scenario 1: Registered voter who resides in the DDA Boundary.

- Maria owns and resides in a duplex within the DDA boundary. She is an active registered voter at the address of her duplex and owns the duplex in her own name.
- **Action taken by Maria to vote:** As an active registered voter, Maria will automatically be mailed a ballot which will include the DDA questions.
- Maria qualifies to vote both as a property owner and a resident. However, she may only vote once.

Scenario 2: Lessee of residential property in the DDA Boundary who is not registered to vote at the address where he/she resides.

- Maria rents out the other half of her duplex to Kevin in his own name. Kevin resides and is registered to vote at an address in Commerce City.
- **Action taken by Kevin to vote:** Because his voter registration address is not within the DDA boundary, Kevin will not automatically receive a ballot. To receive a ballot Kevin must fill out a Request for Mail Ballot Form.
- Kevin qualifies to vote both as a resident and a lessee. However, he may only vote once.

Scenario 3: Lessee of commercial property within the DDA Boundary via an entity.

- Natalie leases a storefront for her business. Her business is a corporation, which signed the lease.
- **Action by Natalie to vote:** Because Natalie is a lessee via her corporation, she will not automatically receive a ballot.
- To receive a ballot Natalie will need to fill out a Designation of Elector Form for her entity. She may designate herself or any other registered voter to vote on behalf of her corporation.

Scenario 4: Owner of multiple properties in the DDA Boundary via multiple entities who also resides and is registered to vote in the DDA boundary.

- Phil, via four different limited liability companies, owns four downtown commercial properties within the proposed DDA boundary. Phil also resides and is a registered voter in a condo in the DDA boundary.
- **Action taken by Phil to vote:** As an active registered voter, Phil will automatically be mailed a ballot which will include the DDA questions.
- For each property owned by a separate entity, Phil may designate four electors – one for each property. Phil will need to fill out a Designation of Elector Form for each entity.
- Phil may not vote more than once. If he wants to vote as a resident, he must designate four other individuals as designated electors for his entities.

Scenario 5: Owner of property in the DDA Boundary as an individual. Resides in Commerce City.

- Javier owns a house in the DDA Boundary in his own name.
- **Action taken by Javier to vote:** As a natural person landowner, Javier will automatically be mailed a ballot which will include the DDA questions at his property's mailing address.

Scenario 6: Owner of multiple properties in the DDA boundary via a single entity. Resides in Commerce City.

- Harry owns multiple properties in the DDA boundary via a single corporation.
- **Action taken by Harry to vote:** Harry will need to fill out a Designation of Elector Form for his single entity.
- Even though Harry owns multiple properties within the DDA, they are all owned by the same entity and thus the entity may only designate one person to vote on the entity's behalf and may only vote once. Harry may designate himself on any other registered elector as the elector on behalf of his entity.



Ballot Measures Explained

The special election for the Brighton Downtown Development Authority (DDA) will include two ballot questions. Here's a short explanation of each:

1. DDA Formation: This question asks voters if they want to form a Downtown Development Authority. If approved, the DDA would be allowed to use the powers given to it under state law. It would carry out a Plan of Development, known as the *Brighter Downtown Brighton Plan*, to help improve a specific area of Brighton. The *Brighter Downtown Brighton Plan* has not yet been approved, and would be approved only after formation of the DDA. The ballot includes a legal description of all the properties that would be part of the DDA.

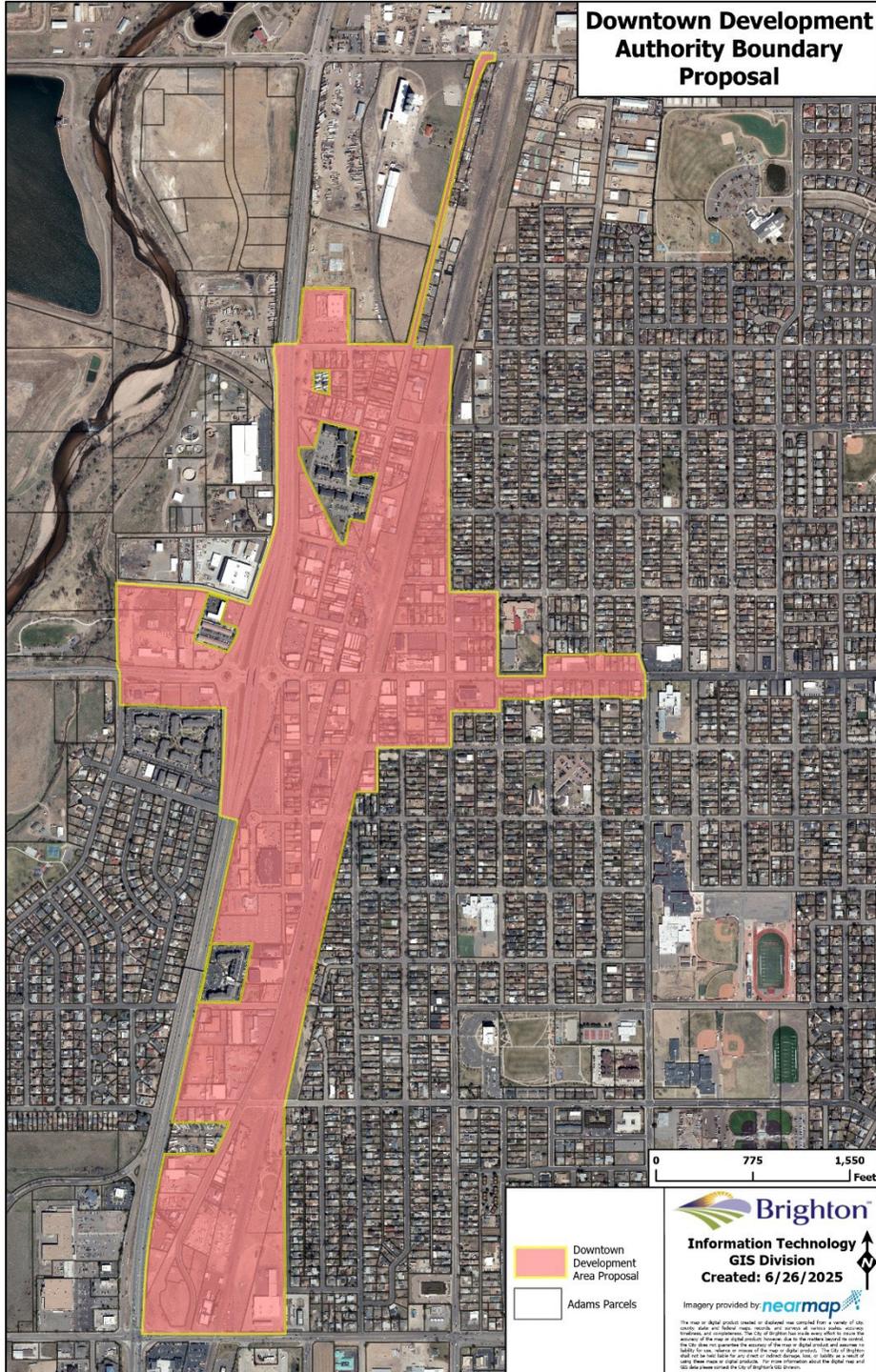
SHALL THE BRIGHTON DOWNTOWN DEVELOPMENT AUTHORITY (THE "AUTHORITY") BE ORGANIZED IN THE CITY OF BRIGHTON, COLORADO (THE "CITY") PURSUANT TO PART 8 OF ARTICLE 25 OF TITLE 31, COLORADO REVISED STATUTES, TO EXERCISE ALL POWERS AUTHORIZED THEREIN AND ANY APPROVED PLAN OF DEVELOPMENT, FOR THE FOLLOWING PURPOSES, INCLUDING WITHOUT LIMITATION: TO FACILITATE ECONOMIC DEVELOPMENT AND REDEVELOPMENT OF PROPERTIES AND INFRASTRUCTURE WITHIN THE CITY'S CENTRAL BUSINESS DISTRICT; TO FACILITATE SMALL BUSINESS SUPPORT, SPECIAL EVENTS, AND OTHER DISTRICT IMPROVEMENTS IN ALIGNMENT WITH THE CITY'S COMPREHENSIVE PLAN(S); TO ASSIST THE CITY WITH THE IMPLEMENTATION OF DISTRICT IMPROVEMENTS AND IN THE OVERALL PLANNING TO RESTORE OR PROVIDE FOR THE CONTINUANCE OF THE HEALTH OF SUCH DISTRICT; AND TO HALT OR PREVENT THE GROWTH OF BLIGHTED AREAS WITHIN SUCH DISTRICT, WITHIN THE BOUNDARIES OF THE PROPOSED BRIGHTON DOWNTOWN DEVELOPMENT AUTHORITY AREA AS SUCH BOUNDARIES ARE DESCRIBED AND SHOWN IN ORDINANCE NO. X, SERIES 2025, ADOPTED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ON AUGUST 5, 2025

2. Financial Authority: This question gives the DDA permission to collect, keep, and spend all the money it is legally allowed to receive. This includes money from Tax Increment Financing (TIF) and other sources. It also exempts the DDA from certain limits set by TABOR (the Taxpayer's Bill of Rights) and other state laws. Note: TIF is not a new tax and does not raise existing taxes. Instead, it allows future increases in property and sales tax revenue in the DDA area to be reinvested in local improvements.

WITHOUT INCREASING ANY LOCAL TAX RATE OR IMPOSING ANY NEW TAX, SHALL THE BRIGHTON DOWNTOWN DEVELOPMENT AUTHORITY (THE "AUTHORITY"), OR THE CITY OF BRIGHTON (THE "CITY") ON BEHALF OF AND FOR USE BY THE AUTHORITY, AND AS A VOTER-APPROVED REVENUE CHANGE, BE AUTHORIZED TO COLLECT, RETAIN, AND EXPEND THE FULL AMOUNT OF REVENUES RECEIVED BY THE AUTHORITY OR BY THE CITY ON BEHALF OF AND FOR USE BY THE AUTHORITY IN 2025 AND EACH YEAR THEREAFTER, INCLUDING, WITHOUT LIMITATION, TAX REVENUES, FEES, RATES, TOLLS, CHARGES, GRANTS, RENTS, LOANS, CONTRIBUTIONS, AND ANY OTHER REVENUES, WITHOUT REGARD TO ANY EXPENDITURE, REVENUE-RAISING, OR OTHER LIMITATION INCLUDING THOSE CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., SECTION 29-1-1702, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE AUTHORITY'S OR CITY'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED, AND EXPENDED BY THE AUTHORITY AND THE CITY ON BEHALF OF THE AUTHORITY?

Proposed DDA Boundary Map

*A map of the proposed DDA boundaries will not be included in the ballot question itself.





Frequently Asked Questions

What is a Downtown Development Authority (DDA)?

A DDA is a standalone governmental entity separate from the city that supports and enhances downtowns through partnerships with businesses, property owners, and local governments. It provides funding and organizational capacity for:

- Small business support
- Beautification efforts
- Infrastructure and public improvements
- Marketing, branding, and special events

Why does Brighton need a DDA? Why now?

Right now, Downtown Brighton is supported by The Brighton Urban Renewal Authority (BURA). BURA and the City have worked to enhance the area's appeal and support development, but BURA will sunset in 2027. To sustain and build on that momentum, a new tool is needed.

After extensive engagement with residents, businesses, and property owners, the Downtown Brighton Steering Committee recommended forming a DDA as the best mechanism to:

- Champion Downtown Brighton's future
- Provide ongoing support for small businesses
- Fund improvements in a focused and strategic way
- Establish a unified voice and vision for the downtown area

How are DDAs formed?

A DDA is formed by:

1. City Council passing an ordinance to organize the DDA.
2. A vote by eligible electors within the proposed DDA boundary.

On August 5, 2025, City Council approved Ordinance No. [TBD], placing the DDA ballot measures on the November 4, 2025 General Election.

How do I know what goals and priorities the DDA will have for Downtown Brighton?

State Statutes require a DDA to have a "Plan of Development" to guide investments and operations. To guide the DDA, the City and Steering Committee developed the **Brighter Downtown Brighton Plan**, informed by over 700 community inputs. This draft plan outlines five priority areas:

1. Economic Development
2. Mobility & Connectivity
3. Downtown Experience
4. Arts & Culture
5. Downtown as a Neighborhood

The plan will continue to be refined until its adoption. If the DDA is approved, City Council will formally adopt the plan and start the 30-year TIF collection period ("TIF clock").



Frequently Asked Questions

What is the proposed DDA Boundary? How was the boundary decided?

The boundary was created with input from the Downtown Brighton Steering Committee and City of Brighton. It encompasses Brighton's historic and commercial core, including parcels that currently or potentially contribute to the downtown's vitality.

General boundary description:

- Northern Edge: Denver Street
- Southern Edge: E Bromley Lane
- Eastern Edge: 4th Avenue
- Western Edge: U.S. Highway 85

How does the DDA Election work?

The DDA election will be conducted by the law firm of Spencer Fane LLP on behalf of the City of Brighton.

- If you're a registered voter who lives within the DDA area, you'll automatically get a ballot in the mail; ballots will be mailed beginning October 13, 2025.
- If you own or lease property in the DDA area but don't live there, you must request a ballot by filling out a Ballot Request/Self-Affirmation Form.
- If a business or organization owns or leases property, they must fill out a Designation of Elector Form to name one person to vote for them.
- All ballots are due by 7pm on Tuesday, November 4, 2025 — late ballots won't be counted, even if they're postmarked on time.
- To pass, each DDA ballot measure needs a majority of votes cast.

Who can vote?

Eligible voters include:

- Residents: U.S. citizens and residents of the State of Colorado who live within the DDA boundary.
- Landowners and lessees: Individuals or entities (for example, an LLC or corporation) with property or lease interests within the DDA.

The election follows a "one person/one vote" rule. Even if someone qualifies to vote in more than one way (for example, living in the DDA and owning property there), they can still only vote once. If a business or group owns property, only one person can vote on behalf of that entity.

What happens if the DDA is not approved?

Without a DDA, there will be no dedicated entity or funding mechanism for Downtown Brighton after BURA ends. Future improvements, events, and programs would require City approval and be funded through annual appropriations — limiting consistency and long-term planning.

Have voters elsewhere in Colorado approved the formation of DDAs?

DDAs are a common form of local government across our state. Voters in several Colorado communities have created DDAs including Loveland, Castle Rock, Colorado Springs, Crested Butte, Denver, Fort Collins, Glenwood Springs, Grand Junction, Longmont, Thornton, Greeley, and most recently, Englewood, Littleton, and Lafayette.



Frequently Asked Questions

How will the DDA be funded? Will the DDA create new taxes?

The DDA will use Tax Increment Financing (TIF), just like an Urban Renewal Authority (URA). TIF is a widely used economic development tool used by local governments across the country to fund improvements in a specified area without raising taxes.

- As the area's property and sales tax revenue increases, that increase in revenue is captured by the DDA.
- That money is reinvested to fund improvements that will help achieve the community's desired goals.

Important: TIF is *not a new tax* — it does not increase taxes for property owners, tenants, or residents.

How will the DDA be governed? How will DDA board members be selected?

If the DDA is approved, City Council will choose the members of the DDA Board, just like they do for other city boards. Per Colorado law:

- The board will consist of 7 members, appointed by City Council.
- Members must reside, own property, or operate a business within the DDA.
- One member of City Council must serve on the board.

DDAs are subject to state statutes and operate transparently and accountably.

What can a DDA do?

The DDA will be empowered to undertake a range of activities to enhance Downtown Brighton, including:

Economic Development

- Incentives and services to support small businesses (i.e. façade improvement grant program)
- Reuse/rehabilitation of older buildings

Branding, Marketing, and Events

- Promotional campaigns to attract visitors and businesses
- Organizing events and community programs

Public Improvements

- Pedestrian crosswalks, bicycle facilities, and other infrastructure
- Streetscape improvements: sidewalks, lighting, street furniture, signage, public art, etc.
- Place enhancements such as plazas, alleys, and park amenities

Other Activities

- Maintenance of public improvements
- Public safety initiatives
- Hiring staff
- Conducting studies and market research

Note: DDAs do not have the power to condemn property or use eminent domain.