

**BRIGHTON
URBAN
RENEWAL
AUTHORITY
2013
ANNUAL
REPORT**



BURA
Brighton Urban Renewal Authority



Brighton Urban Renewal Authority

A MESSAGE FROM THE CHAIRMAN AND EXECUTIVE DIRECTOR

As the saying goes, “a rising tide lifts all boats.”

In Brighton, that rising tide is being created in part by the Brighton Urban Renewal Authority. Since 2001, our strategic investments have helped increase our community’s tax base, generating (as an example within the Core BURA Area) \$16,230,500 for the Greater Brighton Fire District, School District 27J and other public entities.

Urban renewal works in our community. Through targeted public investments, we are creating infrastructure to support new business, housing and cultural amenities that bring more people here to live, work, play and shop. Our programs have sparked approximately \$430 million in private investment in our community. New taxes pay for public services and support our schools.

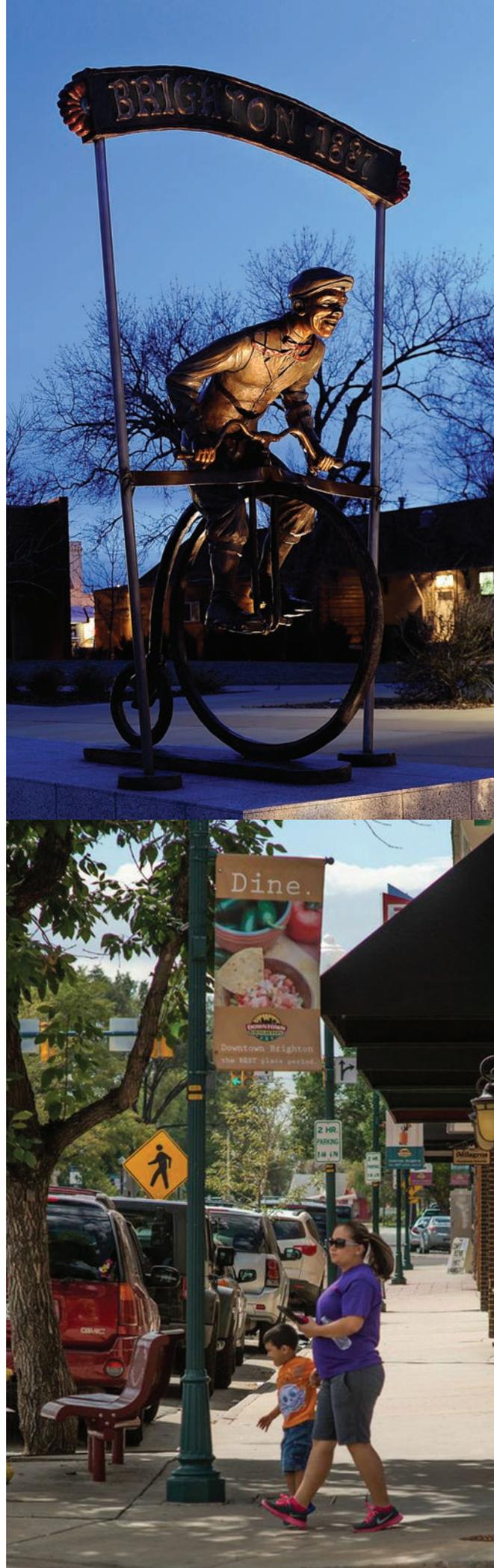
In times of scarce public resources, this is good news. We invite you to read on and learn more about the benefits of urban renewal in Brighton.

Handwritten signature of Richard Gonzales in black ink.

Richard Gonzales
Chairman

Handwritten signature of Manuel Esquibel in black ink.

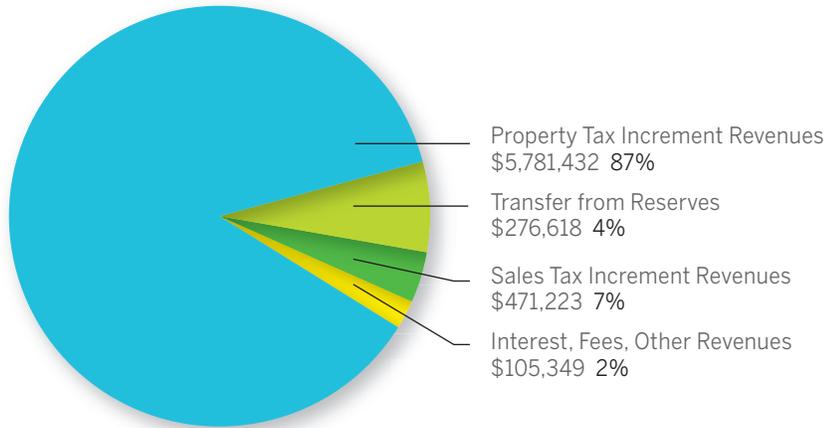
Manuel Esquibel
Executive Director



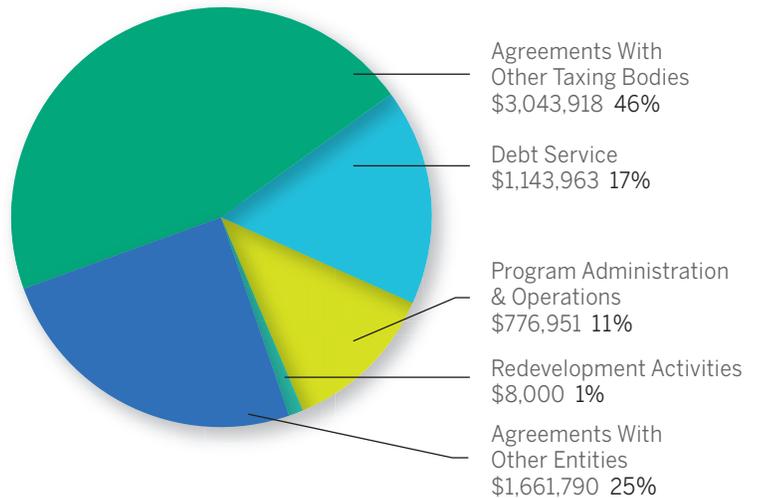


Since 2001, the Brighton Urban Renewal Authority (BURA) has invested more than \$20 million in redevelopment projects in urban renewal areas, sparking private investment of more than \$430 million.

**2013 BURA REVENUES
& OTHER FINANCING SOURCES:
\$6,634,622**



**2013 BURA EXPENDITURES
& OTHER FINANCING USES:
\$6,634,622**



WHAT WE DO

Most cities have rundown areas with deteriorating infrastructure, vacant storefronts, declining property values and other factors that reduce the quality of life and economic vitality of the community. BURA's mission is to encourage investment and reinvestment within targeted areas of the community while strengthening the tax base of the whole city and growing the area's job base. BURA leverages resources and partnerships to deliver high quality community improvements.

The Brighton City Council has approved several urban renewal plans that encompass much of downtown Brighton and targeted areas to the north and south. These areas are characterized by a variety of blight factors. BURA is an economic catalyst for those areas, using its authority to leverage funds and forge creative partnerships with private developers, businesses and other investors. BURA may assist in property acquisition, development financing, public improvements or development approval.

Since its inception, BURA has attracted more than \$430 million in private investment and created or retained approximately 900 jobs in the urban renewal areas.

Without public-private partnerships to direct private investment into blighted areas, there would be no new revenue, as development on those properties would not occur.

– Downtown Colorado Inc.



EVERYONE BENEFITS

Urban renewal activities in Brighton support our city, county, schools and public services.

Urban renewal authorities do not levy taxes. Redevelopment of these areas can be very complex and costly, and there is usually a funding gap. Urban renewal authorities may utilize a financial tool called Tax Increment Financing (TIF) to close that gap and fund eligible improvements within the designated area. When an urban renewal plan area is created, a base assessed value is determined by the County Assessor. Only the tax increment created by new development in the plan area goes to an urban renewal authority for a period not to exceed 25 years.

Tax entities who received tax revenue before the urban renewal plan continue to receive the tax revenue they were receiving. In fact, urban renewal helps increase the tax base over time.

In fiscal year 2014, that means additional revenues of:

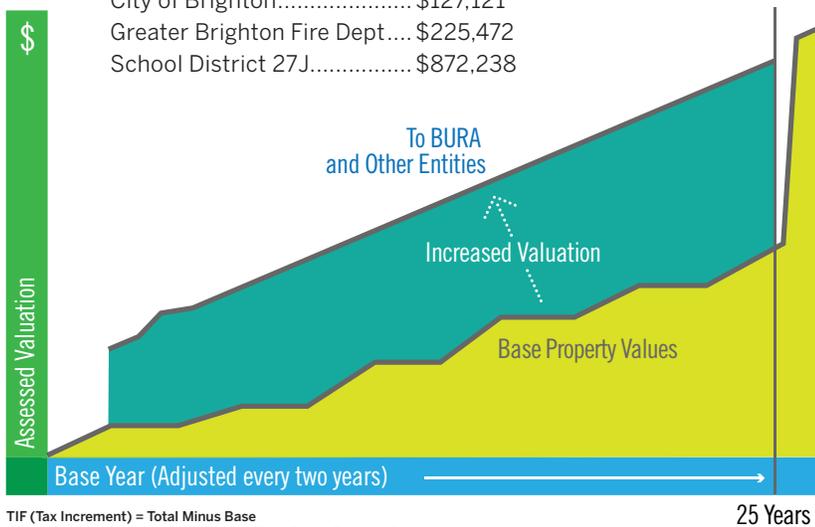
- \$ 127,121 for the City of Brighton
- \$ 512,592 for Adams County
- \$ 225,472 for the Greater Brighton Fire District
- \$ 872,238 for School District 27J

Since 2001, BURA's strategic investments have helped increase the tax base, generating a total of \$16,230,500 for these entities. In addition, BURA has contributed another \$5.8 million in revenue sharing to them as well as Weld County and School District Weld RE8.



2014 Revenue Increases in Base:

Adams County	\$512,592
City of Brighton.....	\$127,121
Greater Brighton Fire Dept....	\$225,472
School District 27J.....	\$872,238



TIF (Tax Increment) = Total Minus Base
 Revenue Source = Assessed Ad Valorem Tax – Real & Personal Property

Once the monetary obligations related to a project are fulfilled, the taxing entities have new, permanent sources of revenue that would not have existed if the project had not been undertaken.

– Denver Urban Renewal Authority, Citizens Guide to Urban Renewal

The “gap” is the difference between what a community wants in a development and what the private sector can afford to do. This gap is generally between 15% and 30% of the development project.

– Colorado Municipal League



NORTH BRIGHTON EMPLOYMENT AREA

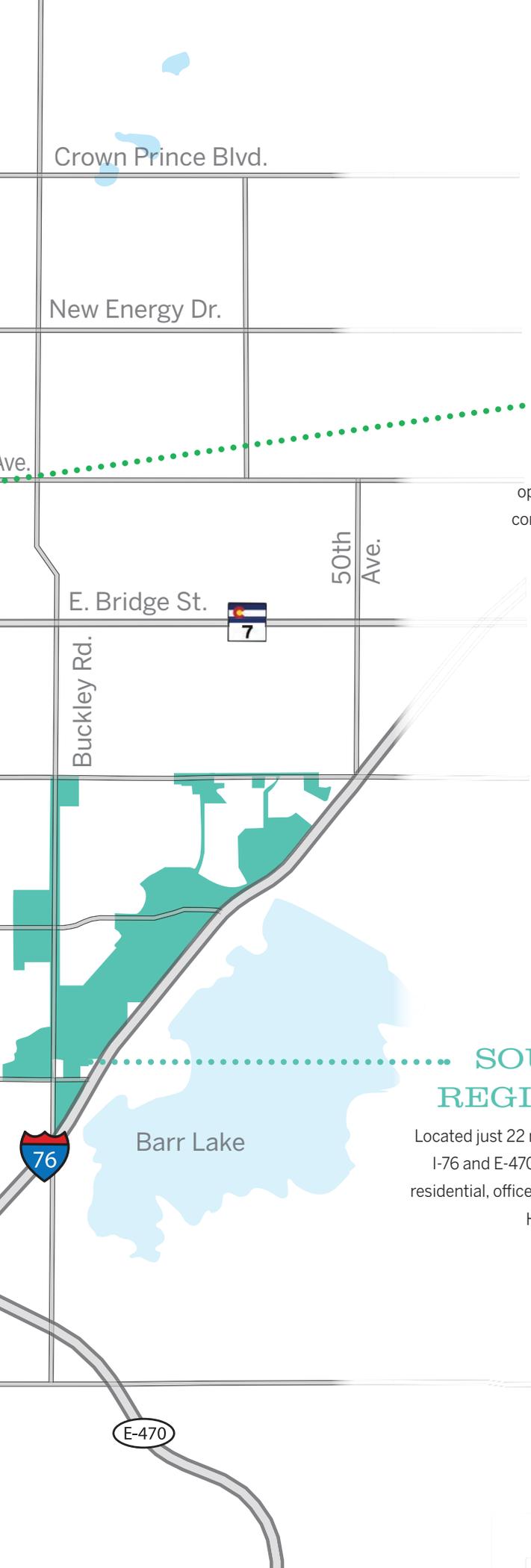
Just south of the 300-acre Vestas campus and in a regional Energy Corridor, this area is part of a 3,000-acre parcel for expedited development of sustainable industrial and advanced manufacturing firms. It has direct access to Highway 85, industrial rail, utility service and a trained workforce.



SOUTH BRIGHTON EMPLOYMENT AREA

Located at the convergence of Interstate 76 and the E-470 beltway, Adams Crossing is a planned mixed-use development and major employment center. Anchored by the 91-acre Adams County Government Center and its 1,200 + employees, plans call for up to 2 million square feet of commercial space and more than 1 million square feet of retail space.





DOWNTOWN URBAN RENEWAL AREA

Downtown Brighton is undergoing a renaissance, with new retail, residential, educational and cultural investments. The South Main Realignment project is opening up prime downtown properties for mixed-use, restaurant, lodging and hotel/conference center development. This will be a bustling retail gateway at the confluence of Bromley Lane, Highway 85 and South Main Street.



SOUTHEAST BRIGHTON REGIONAL RETAIL CENTER

Located just 22 minutes northeast of Downtown Denver near the intersection of I-76 and E-470, Prairie Center is a 2,000 acre, mixed-use development with residential, office and retail uses. Current anchors include Dick's Sporting Goods, Home Depot, JC Penny, Lowes and Super Target.





DOWNTOWN – BRINGING IT ALL TOGETHER

Maybe you have tried the new sushi, craft beer or burgers. Or you went on a family bike ride, enjoyed a children's story time, explored an art opening or joined a quilting club. And who would miss Culturefest, the Festival of Lights and year-round performances at the Armory Performing Arts Center?

Downtown Brighton is bringing people together. New businesses are not only setting up shop, they are inviting people in to learn new things and meet new people. They are co-marketing with other businesses to keep things interesting, and they are contributing to larger community events.

The Brighton Downtown Initiative started seven years ago and it is going strong. Coming up in 2014 – The Historic Downtown Brighton Artisan Fair, an event series produced by the Downtown merchants, stakeholders and the Downtown Initiative. Look for some big new improvements to a downtown parking lot as well as a major new entry at South Main and Bromley Road.

Welcome New Businesses!

[Allstate Insurance](#)

[B Right On Sewing, Vacuum & Fabric](#)

[Kinetafit](#)

[Fat Brothers Burgers and Wings](#)

[Hidden Treasures](#)

[Kikos Authentic Mexican Food](#)

[Los Corrales Western Wear](#)

[Metro PCS](#)

[Pretty Nail Spa](#)

[SUSHI & Teriyaki Planet](#)

[Tax Smart](#)

[Treads Bicycle Shop](#)

[Treasures by Chance](#)

DOWNTOWN PARTNERSHIP COMMITTEE

Co-chair - Gary Plock

Pinocchio's Italian Restaurant, Owner

Co-chair - Blake Bischoff

Blake Bischoff State Farm Insurance, Owner

Gary Montoya

Staff Lead

Special Events & Downtown Initiative Manager

Dr. James Campbell

Beyond Basic Health, Owner

Betty Coan

A Touch of Class, Owner

Jac Cuney

Brighton Urban Renewal Authority

Judee Dickinson

Main Street Creatives, Artist

Sandy Dupree

More Music for Brighton, Owner

Joni Fields

Joonbugz Kids Boutique, Owner

Amanda Griffin

Griffimages, Owner

Dedee Harris

The Pink Door/Nails by Dedee, Owner

Mark Heidt

City of Brighton, Park and Recreation

Mark Humbert

Local Color/The Banner Press, Owner

Sandi Jenkins

Milagros Soap, Owner

Barbara Lambert

Lambert Reality, Owner

Missy Levario

Valley Bank and Trust

John Montoya

La Estrellita Mexican Restaurant/
La Estrellita Salsa, Owner

Crystal Nelson

Metrowest Newspapers

Peter Phibbs

Treads Bicycle Shop, Manager

Joyce Reynolds

Candy Bouquet, Owner

Wilma Rose

Brighton City Council

Teri Sanchez

Small Business Development Center

Wayne Scott

Mayor Pro-Tem, Brighton City Council

Felix Vasquez

Stakeholder

Kathy Wardle

Brighton Cultural Arts Commission



A driving force behind our downtown reinvestment is the Downtown Partnership Committee (DPC), a membership organization that advocates for Downtown through business recruitment and support, economic development, marketing and special events. The DPC meets on a monthly basis to discuss and make recommendations for current happenings and upcoming projects.

For more information about the Downtown Initiative, contact Gary Montoya at 303.655.2217 or gmontoya@brightonco.gov

Urban renewal redevelopment projects bring safety, productivity and renewed life to urban areas.

– Colorado Municipal League

The Brighton Urban Renewal Authority (BURA) Board of Commissioners and staff are experienced professionals in business, economic development, education and local government. Our Mayor and City Council have also provided sustained leadership and a “get it done” attitude.

BURA BOARD OF COMMISSIONERS



Richard Gonzales
Chairman
Retired District Representative
United Power



Mark Cordova
Vice Chairman
MCC Enterprises



Candace Werth
Treasurer
Deputy District Attorney
Jefferson County



Dave Rose
Past Chairman
Retired Principal
Northeast Elementary School



Troy Hageman
Commissioner
CEO/CFO
RE/MAX Momentum

BURA STAFF



Manuel Esquibel
City Manager
BURA
Executive Director



Linda Gonzales
Assistant to the
Executive Director



Marv Falconburg
Assistant City Manager
for Development



Bernadette Kimmy
Finance Support



Jac Cuney
Director,
Redevelopment and
Development Projects





Janet Hepp-Struck
Commissioner
Realtor
Managing Broker
Hepp Realty, LLC -
Metro Brokers

Elias Huerta
Commissioner
E H Landscaping

Kevin Kildow
Commissioner
Business Relationship
Manager
Wells Fargo Bank

Wayne Scott
Mayor Pro Tem/
City Council
Representative
Executive Director
Colorado Classified
School Employees
Association

Magdalena del Villar
Emeritus Member
Assistant Principal
North Elementary
School

Joni Fields
Alternate
Owner
Joonbugz Kid's
Boutique

Mark Humbert
Alternate
Editor – Publisher
Banner Press/
Local Color



Gary Montoya
Special Events and
Downtown Initiative
Manager

Erica Hannah
Administrative
Assistant

Marcus Garcia
House Coordinator
Armory

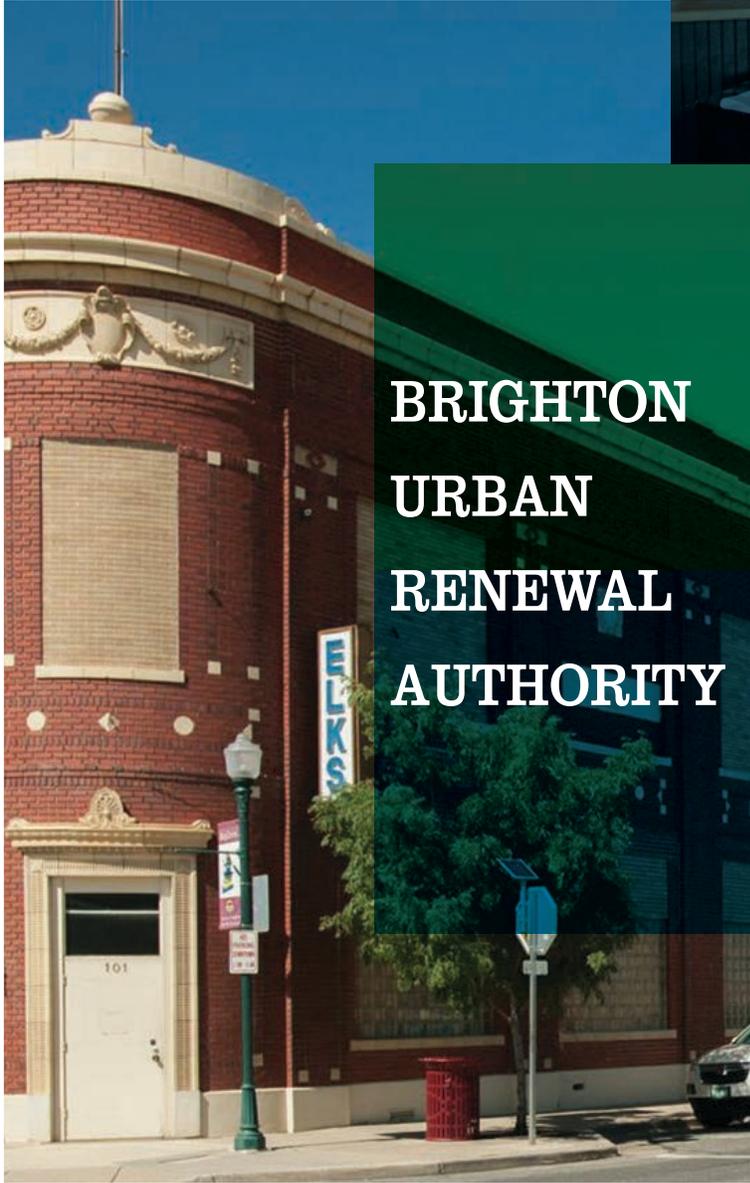
Josh Garcia
Audio/Visual
Technician, Armory

Paul Benedetti
Legal Advisor

SPECIAL THANKS TO BRIGHTON CITY COUNCIL



Richard (Dick) McLean, *Mayor*
Wayne Scott, *Mayor Pro Tem*
Chris Maslanik, *Ward 1*
Kirby Wallin, *Ward 1*
Cynthia A. Martinez, *Ward 2*
Rex Bell, *Ward 2*
Lynn Baca, *Ward 3*
Wilma Rose, *Ward 4*
J.W. Edwards, *Ward 4*



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The Brighton Urban Renewal Authority's mission is to encourage investment and reinvestment within targeted areas of the community while strengthening the tax base of the whole city and growing the area's job base. BURA leverages resources and partnerships to deliver high quality community improvements. If you or your business would like to know more about what is happening in the Brighton urban renewal areas or in Downtown Brighton, call 303.655.2066, email lgonzales@brightonco.gov or visit www.brightonura.org.