Formation of Downtown Development Authority “DDA”

Eric Heil, Town Manager
Karl Hanlon, Town Attorney
Kristin Kenney Williams, Commfluent
Formation of Downtown Development Authority “DDA”

Eric Heil, Town Manager

Meeting Agenda

- Welcome & Introduction Purpose
- Boundary Map
- Eligible Voters | Special Election
- Summary of Financial Structure
- DDA Implementation Schedule
- Next Steps
Purpose of Downtown Development Authority

DDA is a Statutory Local Government Authority

- Promotes Sound Economic Growth of Community’s Central Downtown Commercial Core
- Provides New Dedicated Funding Source
- Supports Funding for Workforce Housing & Infrastructure Projects to Support Housing and Increased Residential Population
- Supports Development and Redevelopment
- Alleviate or Prevent Blight Conditions
"Central Business District"

- DDA organized by the Municipal Governing Body (Avon Town Council)
- Boundary depicts principal business, commercial, financial service and government center of Town
- Map sets forth the taxing collection area

Formation of DDA
June 5, 2023
Downtown Development Authority Plan

● Primary Purpose is “Community Housing” (must be employed in Eagle County to qualify)
● 50% of funding is planned for investment into Community Housing
● Parking Structures
● Recreation Center Expansion
● Construction of New Parks – Village (at Avon)
● Reconstruction of Streets in East Avon and Sun Road to Support Redevelopment

Separate DDA Board:
5-11 Seats, One Council Member

Projects Approved By:
1. DDA Board
2. Avon Planning & Zoning Commission
3. Avon Town Council

Budget Approved By:
1. DDA Board
2. Avon Town Council

Formation of DDA
June 5, 2023
Formation of DDA
June 5, 2023

**Town Core:**
- Public Parking Structures
- Recreation Center Expansion
- Realignment/Reconstruction of Streets in Sun Road and East Avon
The Village (at Avon) PUD Master Plan

Administrative Amendment No. 1

Town of Avon, Colorado

Planning Area B:

- 4 acre park
- Planned to include large water feature
- May include other park and/or culture amenities
- Intent is to create (1) high quality public space which (2) integrates with adjacent mixed-use development and (3) incentivizes investment in high quality development
Eligible Voters

Special Election

- Question is Referred to the Voters by Town Council Approval
- Qualified Electors includes residents, landowners or lessees within the proposed boundary area
- Must be Registered to Vote; Register: www.coloradosos.gov/voter/pages
- Proposed Special Election Day is Tuesday, August 29, 2023
- Conducted as Mail Ballot Election
**Resident**

(a) A citizen of the United States  
(b) A resident of the State of Colorado  
(c) 18 years of age or older  
(d) A person whose primary dwelling place is within the boundaries of the proposed district  
(e) Registered to vote in Colorado

Only those electors with a voter registration address within the boundaries of the proposed district will automatically receive a ballot.

If an elector actually resides within the district but is registered to vote at an address outside the district, the elector must complete a Request for Mail Ballot Form.

**Landowner**

(a) An owner in fee of any undivided interest in real property or any improvement affixed thereto within the boundaries of the proposed district.  
(b) If a natural person, 18 years of age or older, or, if an entity, a person designated by the entity to vote on the entity’s behalf who is eighteen years of age or older.

An owner in fee includes a contract purchaser obligated to pay general taxes, an heir, and a devisee under a will admitted to probate.

An owner in fee does not include a contract seller of property where the contract purchaser is deemed to be the owner in fee.

Interval or timeshare “owners” are generally not owners in fee.

Landowners will automatically be mailed a ballot at the property’s mailing address.

**Lessee**

(a) A holder of a leasehold interest in real property, within the boundaries of the proposed district.  
(b) If a natural person, 18 years of age or older, or, if an entity, a person designated by the entity to vote on the entity’s behalf who is eighteen years of age or older.

Here, a leasehold interest does not include a license or mere contract right to use real property, including interval and timeshare ownership where an “owner’s” right to use certain weeks arises by contract or by the purchase of points.

Lessees will not automatically receive a ballot. If the Lessee is an entity, the Lessee must complete a Designation of Elector Form for the entity and the Lessee’s designee must complete a Mail Ballot Request Form. If the Lessee is an individual, the Lessee must complete a Mail Ballot Request Form.
Individual

- Registered to vote at address within boundary
  - Will receive ballot in the mail

Entity (Corp, LLC, Partnership, Trusts)

- Own property in personal name within boundary
  - Will receive ballot in the mail
- Lease property in personal name within boundary
  - Request a ballot by August 29, 2023.

- Own property in entity name within boundary
- Lease property in entity name within boundary

Must designate an individual to vote on entity's behalf

Entity Voter Designation
File an Affidavit of Designation and request a ballot by August 29, 2023.

You may only vote once as an individual or entity.
The same person cannot be designated and vote for multiple entities.
If one entity owns multiple properties within the Boundary, that entity may only cast one vote.
Financial Considerations

Financial Highlights

- Similar to an Urban Renewal Authority
- Utilizes Tax Increment Financing within the DDA Area
- Retain Increased Property Taxes Generated from the increase, (i.e. “increment”) in value of new development

Formation of DDA
June 5, 2023
Public Meetings
Planning & Zoning Commission Public Hearings: **May 16 & June 6**
Avon Council Public Hearings: **June 13 & 27**

**Special Election:** **August 29, 2023**

**DDA Information:**
[Avon Downtown Development Authority Formation](#)

Formation Documents
- **Ordinance 23-02** Referring Establishment of a Downtown Development Authority to a Special Election
- DDA Boundary Map
- DDA Plan
- Blight Study Report
Formation of Downtown Development Authority

QUESTIONS? MORE INFORMATION?

Kristin Kenney Williams
Kristin@commfluent.com

Miguel Jauregui Casanueva, Town Clerk
mjauregui@avon.org

Eric Heil, Town Manager
eric@avon.org

Formation of DDA
June 5, 2023