

INSIDE

What's Coming

2025 Brighton Economic Development Summit

Brighton Investment Program (BIP) Grant

The Brighton Economic Development Corporation (EDC) is helping Brighton small businesses succeed in 2025. Find out about getting up to \$10K.

Who and What

Who supports the EDC and what the EDC can do for you.

Join Us For The
2025 Brighton Economic Development Summit

April 23, 2025

9:00 a.m. – 11:00 a.m.

At

The Armory Performing Arts Center
300 Strong St., Brighton, CO 80601

Featuring:

NEW CONSTRUCTION & RELATED PROJECTS – *Holly Prather, Community Development Director for the City of Brighton*

ADAMS COUNTY UPDATE - *Bill Aiken, Adams County Community & Economic Development Deputy Director*

GENERAL HOUSING MARKET CONDITIONS – *Mike Khouli, Executive Managing Director; Cushman Wakefield*

BRIGHTON & NORTH METRO HOUSING MARKET UPDATE - *John Covert, Director; Cushman & Wakefield*

PRESENTED BY:



&



A continental breakfast will be served at 9:00 a.m.
The program will begin promptly at 9:10 a.m.

RSVP

Meet Our Team



Robin Martinez
Director/President & CEO
303-655-2154
ramartinez@brightonedc.org



Michael Masciola
Economic Development
Manager
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mmasciola@brightonedc.org



Mae Yang
Business Development
Specialist
303-655-2020
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Julie Ramsey
Administrative Assistant
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New EDC Investor And Board of Director Member



Michael Toedtli, Managing Broker
Wall Street Commercial Real Estate Co.

The Brighton EDC team is excited to welcome our newest board member, Michael Toedtli. Michael owns approximately 1.5 acres of commercial property at 737 S. Main Street and is currently working with the City of Brighton for future development or sale of the property. Michael seeks to become an active member of the Brighton EDC by helping to navigate the challenges the business community faces and serving as an instrumental participant in creating jobs and affordable housing in the City of Brighton. Michael was inspired to serve as a Brighton EDC Board of Director after “seeing the change and improvement in Brighton leadership”. Michael said the Brighton EDC is a great resource for new and existing businesses to excel and help lead the way for new businesses to want to come to Brighton”.

The Brighton EDC Board of Investors is excited to welcome Michael. We believe his experience and knowledge in commercial real estate, small business ownership, and general contracting is of great value to our organization and our community.

Michael Toedtli Bio: Born and raised in Adams County, Colorado, Michael attended Adams City High School. He served in the U.S. Army leaving active duty in 1982 returning to his hometown of Commerce City. Working in his family businesses until 1984, he then went to work for Quimby Construction and House Movers. In 1986, he decided to attend business school in Denver where two years later he met his wife Kelly, and they started a family. They are blessed with 2 sons, Michael II 1989, and Matthew 1993, both Brighton High graduates. In 1989, he started a construction company with a friend doing concrete. In 1990, he worked for a large contractor doing municipal work. This led to Michael to form his own company in 1992 doing concrete construction focusing on commercial and industrial work. This endeavor evolved into a full-service general contracting business serving the front range and mountain areas. Michael later began to invest in real estate. Licensed in 2003, Michael purchased Wall Street Commercial Real Estate in 2005. Michael and his family became Henderson residents and purchased their current building from Sam Hill Oil in 2007.

Investor Spotlight



Brighton Urban Renewal Authority (BURA) Explores Creation Of A New Downtown Development Authority (DDA)

The Brighton Urban Renewal Authority (BURA) and the City of Brighton are exploring the creation of a Downtown Development Authority, also referred to as a DDA. The existing Downtown Urban Renewal Area sunsets in 2027, which means downtown will soon lose its dedicated funding source for important improvements and programs. These initiatives can include streetscaping, marketing and promotion, and construction of public improvements such as roads and utility services. In response, the City of Brighton and BURA have launched a process to assess the feasibility of establishing a DDA to help finance the next era of downtown investment.

DDAs are quasi-public agencies that provide organization and funding for downtown revitalization and economic development, with a focus on maintaining a city's central business district as a vibrant and attractive destination. They bring together businesses, property owners, local government, and other civic partners—such as chambers of commerce—to create a self-sustaining organization dedicated to championing downtown for the long term. These initiatives, along with ongoing events and business support efforts, are helping to keep downtown Brighton a place where people want to shop, dine, and gather as a community.

LET'S TALK ABOUT THE FUTURE OF DOWNTOWN BRIGHTON!

The City of Brighton and the Brighton Urban Renewal Authority (BURA) are partnering to explore what's next for Downtown. Your input is essential to shape the priorities and initiatives to guide improvements in Downtown Brighton over the next ten years and beyond. Please take a moment to fill out this short survey and share your vision for Downtown.

[A Brighter Downtown Brighton Survey – Link to Survey](#)

An Open House at the Armory Performing Arts Center will be held on Tuesday, March 25th from 3-7 p.m. The meeting is open to the public and all are encouraged to attend. The DDA Steering Committee's consultants and partners will be in attendance to represent each program/project.

2024 Brighton Business Awards

Our Economic Development Corporation strives to create an environment of economic synergy and growth opportunities. We focus on developing a collaborative business environment through relationships and innovation. We design our programs and services in partnership with our business community and depend on the voice of our local business owners and business leaders to help us understand the opportunities and challenges of doing business in Brighton.

Thank you to all our businesses and community members that packed the Armory Performing Arts Center to show their support for the winners and nominees. We would especially like to recognize, and thank, the **EDC's Board of Investors** (see page 12) for making this event possible and free to the public.

We're excited to see all the fantastic things our local businesses will bring to our community in 2025 and we're looking forward to celebrating their accomplishments at the next Brighton Business Awards.

Keep up the good work everyone!

Conaratuations to the Winners AND Nominees!

AND THE WINNERS OF THE 2024 BRIGHTON BUSINESS AWARDS ARE...

- Accelerating Business Award
 - 🏆 **Brighton Fire Rescue District**
- Economic Development Partnership Award
 - 🏆 **School District 27J Career & Technical Education Program (CTE)**
- The Next Big Thing Award
 - 🏆 **BroadRange Logistics**
- Start-up Business Award
 - 🏆 **Ziggi's Coffee (Brighton)**
- Project of the Year Award
 - 🏆 **City of Brighton Public Works Department**
- People's Choice Award
 - 🏆 **The Doughnut Social**
- Investor of the Year
 - 🏆 **Aryn Lallas**



BUSINESS AWARD NOMINEES 2024

- VESTAS NACELLES AMERICA INC
- BODYSENSE HOLISTIC THERAPIES
- THE DOUGHNUT SOCIAL
- ALLSTATE –MELISSA RIPPY
- BRIGHTON FIRE RESCUE DISTRICT
- BROADRANGE LOGISTICS
- ZIGGI'S COFFEE BRIGHTON, CO
- BLACKJACK PIZZA
- ARYN LALLAS
- DANCERS EDGE
- PRIMERICA FINANCIAL SERVICES
- LIONHEART JIU JITSU
- WOLF & HONEY
- 27J SCHOOLS CAREER & TECHNICAL EDUCATION (CTE)
- CITY OF BRIGHTON PUBLIC WORKS DEPARTMENT
- 360 REAL ESTATE
- ALCHEMY ART COLLECTIVE
- BIG CHOICE BREWING
- COLORADO KARATE CLUB
- SPACE KIDS ACADEMY
- DOOBIE'S SMOKE SHOP
- KISMET STARRZ
- JNR INSURANCE
- PICKLED PEPPER
- REKLESS BARBERSHOP
- TACOS LOS VAQUEROS
- LIZZIE'S AXE THROWING
- PHOENIX FITCAMPS
- SIMPLY PIZZA
- ALLO FIBER

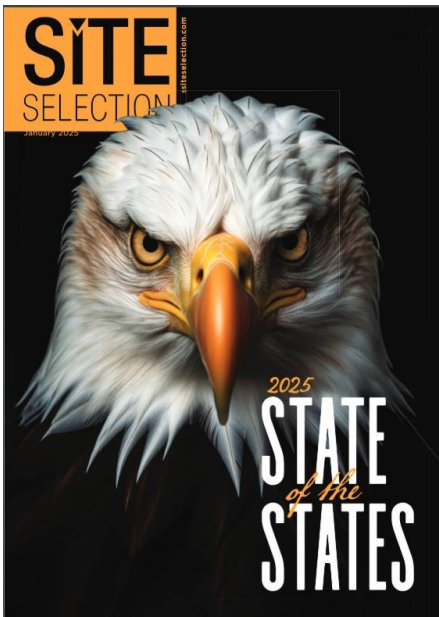


City of Brighton Revamps Incentive Policy

The Brighton EDC team worked with the private industry including employers, local and national developers and brokers, as well as city leadership, and other surrounding communities to create a new incentive policy for the City of Brighton's attraction efforts. The policy provides detailed information on project qualifications, available incentives and guidelines around expedited processes for approved projects. The policy was taken before City Council at a Study session February 11, 2025, to highlight the process and details of the new policy. At a Public City Council meeting on February 18th, City Council approved the policy as presented with an 8 to 0 vote with 1 absent. City staff are working to create a more expedited and transparent development review process for priority projects.

CITY OF BRIGHTON'S NEW ECONOMIC DEVELOPMENT BUSINESS INCENTIVE POLICY

Read All About It...



Denver, Colorado Area Ranks #11 As Emerging Tech Hub

Site Selection's North American Tech Hubs Index determines Denver, Colorado area ranks number 11 out of the top 25 emerging tech hubs.

A New Tech Index Emerges from the Data
[Site Selection - January 2025 - Page 76](#)

Colorado's Mountain Region Ranks #1

According to the Workforce Development Rankings, Colorado's mountain region ranked #1 based on (1) CNBC's America's Top States for Businesses, 2024 Workforce and Education sub-ranking; (2) U.S. News' 2024 Best States for Education ranking; (3) ACT National Career Readiness Certificates for 2024; (4) Strada Education Foundation Return on Investment; and (5) whether or not a state has at least one financial incentive program in state policy for work-based learning according to the Education Commission of the States' September 2023 50-State Comparison Analysis.

The 2025 Regional Workforce Development Rankings
[Site Selection Magazine - January 2025 - Page 51](#)



2024

- Vibrant Jiu Jitsu
- Lionheart Jiu Jitsu
- Built 4 Ballers, LLC
- Pine Grove Coffee Bar
- Pine Grove Mercantile
- Pine Grove Coffee Bar
- Super Star Car Wash
- Little Leo's Barber Shop
- Banfield Pet Hospital
- Allo Fiber
- All Smilez
- Starbuds
- Wing Shack
- Total Verizon
- Drip and Stitch
- Smoothie King
- Pitaya Café LLC
- Ziggi's Coffee
- Wolf & Honey
- Willow & Fern
- Edward Jones
- Raising Cane's
- Galaxy Greens
- M&M Photo Booth
- Water Tower Dental

2025

Now Open!

COMING SOON!

Esmeralda's Market
147 N. Main St.



Dutch Bros – February 28th
5:00 a.m. - 120 W. Bridge St.



Finders Keepers Vintage & Thrift
5 S. 1st Avenue



7AM Somewhere – April 2025 - 119 N. Main St.

Olive Garden – First week of May 2025 - Prairie Center



Lifeline Nutrition
540 E Bridge St.



In-N-Out Burger – TBD
Prairie Center

Small Business Highlights

- Mae Yang



Blackjack Pizza of Brighton has been a community staple for over 12.5 years. The business, which took over the former Domino's space near King Soopers on Bromley in 1996, has seen impressive growth since Desiree Sirowy and her husband became the owners in 2012. What once took a week to accomplish in sales now happens in a single busy day, like the sales of the pumpkin shaped pizzas on Halloween. Their sales have continued to soar, even nearly tripling since 2012.

But it's not just about business success for the Sirowys. Their care for the community shines through in their efforts. In 2020, during the pandemic's toilet paper shortage, they launched the #tp4pizza campaign, offering free pizza vouchers to anyone who donated toilet paper. The campaign brought people together, helping to provide supplies to those in need, including first responders and the elderly.

The kindness didn't stop there. When a local Staples employee donated hand sanitizer, the Sirowys shared it with those who needed it, including a truck driver named Steve. Inspired by their generosity, Steve paid it forward during the Marshall Fires, donating seven cases of water for relief efforts.

Blackjack Pizza continued its community support by delivering lunches to first responders, frontline workers, and essential employees throughout the pandemic. Their positive impact was further spread through social media, with posts like "For Norma" reaching thousands.

Through their generosity, Blackjack Pizza has become more than a business—it's a beacon of kindness, unity, and compassion in the community.

What's Happening Next in Brighton? Check it out...

State of the City Address

- February 27th 11:30-1:00 at The Armory or watch it live at:
<https://youtube.com/live/tlvAFvh5yLE>

Main Street Gallery:

- February 19th + 11 am-1 pm – Drop in Caricature Faces \$10 per face. Every Wednesday!

Something Brewery:

- March 11th 6-8 p.m. – Paint & Sip
- March 15th at 1:00 p.m. - Pinball Tournament

The Armory Performing Arts Center:

- February 28th – Art @ The Armory Presents Local Pallets. Art reception is from 6-8 p.m.
- March 1st 6:00 p.m. - Concert for a Cause (Richard Lambert Foundation)
- March 22nd - 7:00 pm, 512: The Selena Experience "Still Dreaming of You 30 Years Later" in Brighton
- April 11th - 7:00 pm, Bee Gees Gold: The Tribute in Brighton
- April 19th - 7:30 pm, Women of the 90's featuring Linger and Jagged in Brighton
- Arts events in Brighton

Wolf & Honey:

- March 7th Have My Heart Tour
- March 16th – Paint & Sip

Pinnacle Gardens:

- March 1st at 10:00 a.m. - Seed Starting Class

Did You Know???



Need a small business loan?

Colorado Enterprise Fund helps small business owners that don't meet traditional financing guidelines.



We offer a variety of loan solutions up to \$1M and can usually work with borrowers that have:

- Startup or Existing Business
- Lower Credit Score
- Tighter Cash Flow
- Limited Collateral

Use your small business loan for:

-  Working Capital & Equipment
-  Property Improvements
-  Business Purchase
-  Business Debt Consolidation
-  Business Real Estate

coloradoenterprisefund.org

CEF provides access to capital

- »» Fixed Rate - Flexible Terms
- »» Plus, **FREE** Business Navigation (coaching & education) to our borrowers for the **life of the loan.**

coloradoenterprisefund.org



"With the funding we received from CEF, we were able to secure our dream of a stand alone brick-and-mortar location in Golden, CO."

-Alissa Matson, Owner
 Kona Bowls, Golden



"I will never stop saying how lucky we were to find CEF. We see them as part of our team. I knew since my first conversations that CEF truly cared about us and was cheering for our success."

-Andres Melendez, Owner
 CUDI Foods, Boulder



2025 Brighton Investment Program (BIP) Grants Update

➤ Dollar Amount allocated for 2025 to date: \$60,542.88

Hurry and apply for the grant today!



2025 BUSINESS INVESTMENT PROGRAM (BIP) APPLICATION IS NOW OPEN

Transforming Brighton

BIP grants allow you to improve your business and contribute to the overall prosperity of Brighton by enhancing property values, attracting visitors, and beautifying the city.

Empower Business Growth

Access essential capital through BIP to facilitate development, redevelopment, and business improvements. Upgrade your facilities, revamp your storefront, or invest in innovative technologies with BIP's support.

Drive Economic Prosperity

Join us in fostering a thriving business community, decreasing vacancy rates, and increasing employment opportunities in Brighton. BIP aims to make our city more competitive and attractive for businesses and job seekers.



CONTACT US

APPLY: www.brightonedc.org 22 S. 4th Ave. Suite 305 info@brightonedc.org
Brighton, CO 80601 303-655-2155



Small Business Grant Up to \$10,000

- BIP is a reimbursement program, requiring a 50/50 match.
- Open from January to October.
- For Workforce Training Assistant / Interior & Exterior Improvement / Equipment / Marketing.
- If a Brighton business or contractor is utilized, reimbursement will be provided at the rate of 60%.
- For exterior projects, the first \$3,000 will be reimbursed at 100%.

Qualifications

- A Commercial licensed businesses located within City of Brighton boundaries.
- Owner of the property or minimum 2-year signed lease agreement.
- Must be in good standing with the City/State.
- Reimbursement must be completed within the same year.
- Workforce Training Assistant eligibility requires full-time, permanent employment of at least 12 months.

Are you a small business located in Brighton?

Discover the opportunities awaiting you with our Brighton Investment Program (BIP)!

Last year (2024), the Brighton Economic Development Corporation (EDC) reimbursed a total of \$100,056.00 to 14 small businesses in Brighton. These grants supported a range of projects, primarily focusing on:

- Equipment
- Exterior Improvements
- Interior Enhancements
- Marketing

BIP Grant Testimonials and Success Stories

Simply Pizza

They serve the community by donating time and pizza to support non-profits and low-income families. They are always willing to provide donations to support other businesses and business functions, such as fundraisers. Melinda is a member of the ZJU School Board and is actively involved with the EDC and the Brighton Chamber. They always find a way to help the community.

2024 Business Award Nominee



Colorado Karate Club

Great family-owned business that truly cares for its customers. They have been in business for many years and continue to provide great classes for their students and treat everyone like family.

Business Award Nominee



Pretty Nail Spa

Dear Ma, I hope you have a wonderful new year with your family and loved ones. I wanted to express my heartfelt appreciation for your assistance in obtaining the grant from the city. Your guidance was crucial in securing the funding, which enabled me to purchase additional furniture and invest in further advertising for my business. With the new renovation, I am hopeful that it will attract more customers. However, I wish the city of Brighton would consider installing a billboard on Main Street to promote all businesses in Pavilion Place and increase their visibility among locals. The Pavilion Place is located off the main street, resulting in limited exposure for all businesses. Again, thank you for your invaluable assistance in supporting my business.

Ann Le
Owner



Peak Farm Medical Center

I wanted to thank you for the improvements we were able to do on the inside of our facility. It looks so MUCH better!

Jeanette Hrubes
Chief Executive Officer



Pickled Pepper

I wanted to thank you for your help in securing the grant and for taking the time to sit with me and explain everything. This is my first time using a grant, and I'm so very grateful for what I received. This grant helped me cover 50% of my website fees and the cost of my business cards for the year. Every little bit helps. Thanks to the EDC for what they can provide and have provided.

Tiffany Green
Owner



[2025 Economic Forecast for Metro Denver Document Link](#)

2025 EDC Events

| | | |
|----------------|--|---|
| April 23, 2025 | EDC 2025 Brighton Development Summit <u>RSVP</u> | The Armory Performing Arts Center (9-11 a.m.) |
| July 17 | City of Brighton BBQ | Carmichael Park (5-8 p.m.) |
| July 31 | EDC Summer Networking Event | TBD |
| August 15 | EDC Investor Appreciation | TBD |
| December 11 | EDC Annual Board Meeting and Networking Event | Date is TBD Meeting 3:30 – 4:30 Event 4:30 – 6:00 |



Are you interested in providing as-needed catering services for the City of Brighton?

Visit

BidNetDirect.com

Proposal Deadline: March 7, 2025 at 2:00 p.m.

Have questions?
Contact:

Kelsey Archuleta
procurement@brightonco.gov

GOVERNOR'S SUMMER JOB HUNT
GSJH YOUTH JOB FAIR

*Looking to fill your open positions?
Join us for our Youth Job Fair!*



THURSDAY, MARCH 27, 2025 | 3:00PM - 6:00PM

Adams County Human Services Center
Apple Rooms [Conference Center] | 11860 Peccos St., Westminster

- Open to Youth 16-24
- Interview eager candidates
- Promote your company
- Full-time, part-time and seasonal positions
- Invest in the future
- Explore Internship solutions
- Find your next superstar!



Employers, reserve your table today!
Register Here!

Equal Opportunity is the Law. Auxiliary Services and Assistive Technology are available upon request for those with disabilities. ACWBC supports Veterans Priority of Service.



BRIGHTON ECONOMIC DEVELOPMENT
3i Law

NOW INTRODUCING...

Legal Support for Your Brighton Business

The Brighton Economic Development Corporation has formed a unique partnership with full-service law firm, **3i Law** to provide no-cost legal consultations to Brighton businesses.

Request a Legal Consultation
303.655.2020
myang@brightonedc.org

Have legal questions? We've got answers.
Request an appointment to get started.
The consultation is for general purposes only and does not establish an attorney-client relationship.

Virtual Appointments
In-Person by Request Only

Request an Appointment



Can't wait? Connect with 3i Law directly
Visit www.3ilawfirm.com/contact-us

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