

July 23, 2024

Hello Residents of Bromley Park Metropolitan District #2,

I am writing to you in an effort to update you as to the status of two amenities that will enhance the neighborhood and overall quality of life. These two parks, one located in Brighton East Farms near the intersection of Water Mill Drive and Meadow Lane, and the other in Homestead Farms at the intersection of Settler Way and Dewey Lane, are now fully funded and awaiting final approval from the city of Brighton to be completed!

Sadly, City of Brighton staff is not letting us, as the developer of the project, to submit the paperwork in order to ask City Council to amend the Homestead Development Agreement to build both parks. City Council members were unaware of this happening as staff has held their meetings without public input.

If Brighton City Staff does not allow City Council members to see the amendment, we will be forced to build a half road into Lochbuie, (connecting into an unbuilt road on 168th that Lochbuie is responsible for and has yet to construct) which will further delay the ability to build any of the two parks.

Working in collaboration with the resident Board members of the Bromley Metropolitan District No. 2 we have already amended the Homestead Plat twice to benefit the community. First, we eliminated 39 homesites to create the space for the location of oil and gas production that has greatly increased the District's property tax revenue supporting the District's goal to complete the funding of the two parks and related improvements while reducing the District's mill levy (see the attached summary of mill levy reductions from 2019 to date). Second, we reduced another developable area in half to construct a stormwater detention pond to alleviate a prior problem created by the city approved adjoining subdivision. Both Plat Amendments were done by us in good faith to assist the community, yet Brighton City Staff has not allowed the development agreement amendment that would result in the completion of the parks to proceed.

Last week, Councilmember Matt Johnston formally requested that this issue be brought before City Council and there is now a meeting scheduled for Tuesday, August 6th at 6:00 PM. We would like to ask for your attendance and for you to help us by speaking up at the meeting. These parks could be built out in months if we just attain the approvals to do so through the formal process that City of Brighton staff is denying us.

Thank you for your time, and feel free to reach out to us with any questions. We hope to see you at the meeting on Tuesday, August 6th at 6:00 PM at Brighton City Hall 500 S. 4th Avenue Brighton, CO 80601.

Attached are two maps describing the issues. Also attached is the summary of mil levy reductions for the Bromley Park Metropolitan District No. 2 for the past 5 years.

Sincerely,

A handwritten signature in blue ink, appearing to read "J Farkas", is written over the word "Sincerely,".

Joel Farkas, President of Bromley Park Metropolitan District #2

BROMLEY PARK METROPOLITAN DISTRICT NO. 2
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED

Year Ended <u>December 31.</u>	Assessed <u>Valuation</u>	Total Mills Levied		Total Property Taxes		Percent Collected to Levied
		General <u>Operations</u>	Debt <u>Service</u>	Levied	Collected	
2019	\$ 26,612,970	7.300	78.725	\$ 2,289,380	\$ 2,291,844	100.11 %
2020	47,209,720	7.300	65.774	3,449,803	3,443,217	99.81
2021	60,642,130	7.300	57.362	3,921,242	3,918,584	99.93
2022	44,700,480	7.300	51.788	2,641,262	2,641,648	100.01
2023	90,885,530	7.300	50.669	5,268,544	5,268,947	100.01
Estimated for Year Ending December 31, 2024	\$ 142,818,970	7.000	48.000	7,855,044		

Ward 1 →

City of Brighton

Town of Lochbuie

Silver Peaks

Homestead

Proposed 50th Avenue

168th Ave

168th Ave

Brighton East Farms
Filing 1 Filing 2

Brighton Crossing

BEF
Filing 3

50th Ave

City of Brighton

Bridge St.

Bridge St.

INTERSTATE
76

INTERSTATE
76

Southern St.

Ward 1

Bromley Ln.

Subdivision Context Exhibit

City of Brighton

DR Horton
Silver Peaks
1,900+/- Lots

Town Limit

Town of Lochbuie

Phase 4:
Removed 39 Lots
Plat Amend #1

Open Space

Phase 3

Future Park

Silver Peaks

Proposed
50th Avenue

Detention
Plat Amend. #2

**Homestead
91 Total Lots**

Open Space

Comm.
Parcel
5.82 AC

Commercial
Parcel
21.32 AC

North Half
of 168th Ave Not Built

168th Ave

168th Ave

Brighton East Farms

**Future
Rotary
Park**

City of Brighton

Homestead Context Exhibit