

AGENDA
Aurora Downtown Development Authority Board

Tuesday, November 3, 2026, 1:00 p.m.

VIRTUAL MEETING

STUDY SESSION

Join: <https://teams.microsoft.com/meet/2801299460188278?p=nqvNiWwseP7hCrPUgL>

Meeting ID: 280 129 946 018 827 8

Passcode: Z3Hu7xm9

Dial in by phone: [+1 720-388-8447](tel:+17203888447) United States, Aurora

[Find a local number](#)

Phone conference ID: 478 602 81#

Pages

1. **Call to Order**

2. **STUDY SESSION**

2

Aurora Downtown Development Authority to discuss Community Development Corporation examples.

3. **Adjournment**

Aurora Downtown Development Authority Study Session

November 3, 2026

Location: Virtual

Time: 1:00 – 2:00 PM

Agenda

1. Call to Order
2. Study Session
 - a. CDC Case Study
 - b. Relationship between ADDA and CDC
 - c. Overall Discussion
3. Adjournment



Best Practices for Successful Board Meetings



Board Governance and Alignment

- Treat fellow board members, staff, and members of the public with courtesy and respect
- Disclose actual or potential conflict of interest before each discussion item
- Participate verbally -- turn on microphone to speak at hybrid meetings or raise hand to speak at virtual meetings
- Listen to understand
- Formal action shall occur through motions and votes (*no action taken in Study Session*)
- Decisions made by the board become the decisions of the organization
 - *Debate openly and professionally, decide collectively, and move forward together*
- Please RSVP to meeting invitations to determine quorums

Case Study: NEWSED



General Overview

- Founded in 1973
- Helps manage Santa Fe Business Improvement District
- Manages a retail incubator; Zone Marketplace
- Focused on the Santa Fe Arts District

Structure

- 9 staff members
- Maximum 15 Member Board
- 501c3 not-for-profit

Program Summary

- Housing counseling
- Small business incubation
- BID and Arts District oversight

Mission: Promotes community development to underserved populations in Colorado by providing navigation for housing services, nurturing small businesses, and promoting asset creation.

Funding: Primarily grants, program service revenue, and real estate

Relationship Between ADDA & CDC



Aurora Downtown Development Authority	Community Development Corporation
<p>A special district focused on supporting the East Colfax core.</p> <ul style="list-style-type: none">• Focus: safety, infrastructure, small business support, housing, and economic development in the district.• Funded primarily through Tax Increment Financing (TIF). TIF is <i>not</i> a new tax.• Required to follow Vision and Action Plan (adopt as Plan of Development)	<p>A partner that can diversify funding and operate beyond the ADDA boundaries.</p> <ul style="list-style-type: none">• Focus: housing, economic development, and coordination around area-wide issues.• Funded through grants, philanthropy, and a self-sustaining real estate strategy.• Would voluntarily adopt Vision and Action Plan as its guiding plan

What happens in the greater area affects the success of the DDA, and vice versa.
(Especially topics such as safety, mobility, employment, etc.)

ADDA/CDC Relationship



ADDA

Guiding Document: The adopted Plan of Development is the guiding document for the ADDA. Work Plans may be adopted for targeted objectives related to the Plan of Development

Partnership: The ADDA may partner with a CDC and other organizations to achieve ADDA goals.

Governance: The ADDA follows the state statute, the adopted Plan of Development, and the geographic boundary approved by voters. This also includes appropriate notice for meetings and materials.

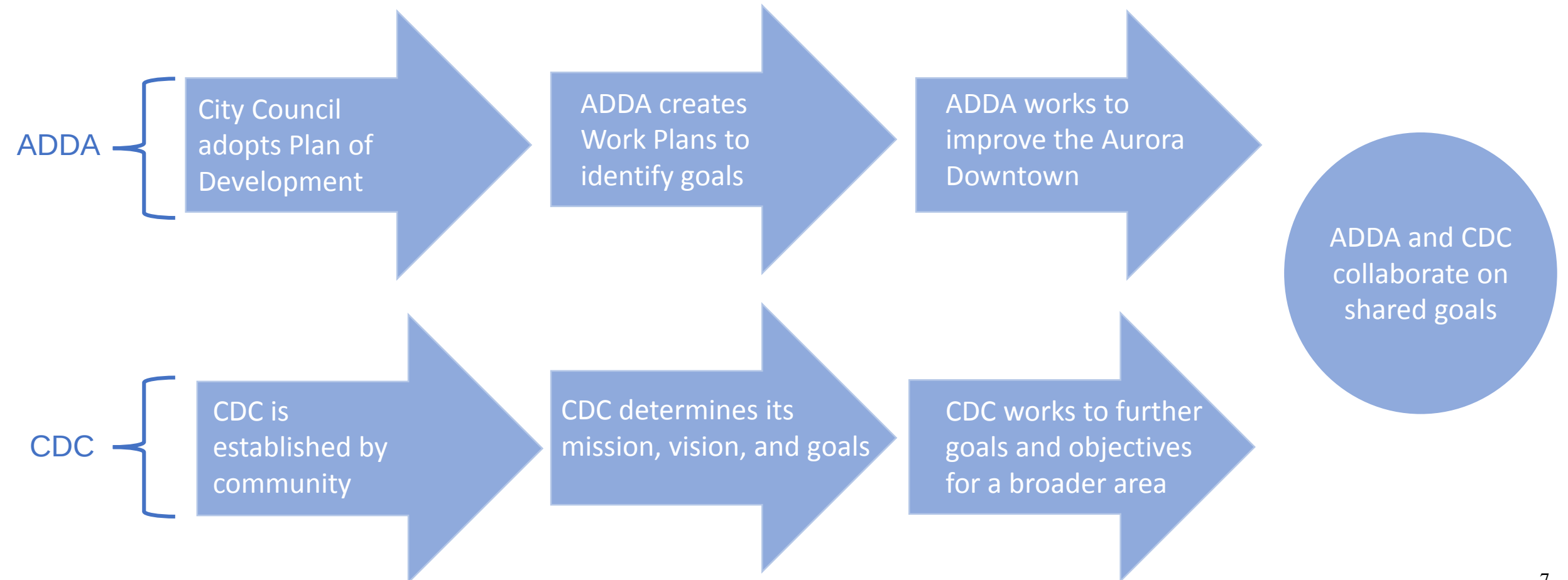
CDC

Guiding Document: The CDC may create their own guiding documents and mission.

Partnership: The CDC may partner with many organizations including the ADDA.

Governance: The CDC may establish its own mission statement, rules of procedure, and operations before partnering with the ADDA.

ADDA/CDC Relationship



Board Questions and Discussion



Adjournment



The next ADDA board
meeting is
November 10th
(11 AM – 1 PM)

New Location: **Aurora
Room at the Aurora
Municipal Center**

