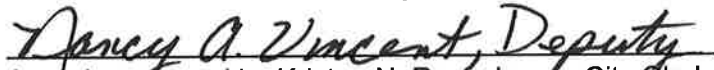


AGENDA
THORNTON DEVELOPMENT AUTHORITY (T.D.A.)
SPECIAL MEETING
Council Chambers/Virtual Meeting
October 26, 2021

1. CALL TO ORDER
2. ROLL CALL OF AUTHORITY
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES – September 28, 2021
5. BUSINESS
 - A. A resolution adopting the first amendment to the 2021 Budget for the Thornton Development Authority beginning January 1, 2021 and ending December 31, 2021, and appropriating the funds for expenditure in 2021.
6. ADJOURNMENT


Agenda prepared by Kristen N. Rosenbaum, City Clerk
for Kevin S. Woods, Secretary

MINUTES
THORNTON DEVELOPMENT AUTHORITY
SPECIAL MEETING
SEPTEMBER 28, 2021

1. CALL TO ORDER – By Chairperson Jan Kulmann at 10:08 p.m. in the Council Chambers of the Thornton City Hall and by way of an electronic meeting through Zoom software.
2. ROLL CALL – Those present were: Chairperson Jan Kulmann; Vice-Chairperson Jessica Sandgren; and Commissioners David Acunto, Angie Bedolla, Sherry Goodman, Julia Marvin, Adam Matkowsky, Sam Nizam, and Jacque Phillips.

STAFF MEMBERS PRESENT – Kevin Woods, City Manager; Bill Tuthill, Interim City Attorney; Robb Kolstad, Assistant City Manager; Jeff Coder, Deputy City Manager of City Development; Kim Newhart, Finance Director; Erika Senna, Budget Manager; Kristen Rosenbaum, City Clerk; and Lori Leppek, Agenda and Licensing Coordinator.

3. APPROVAL OF AGENDA

MOTION WAS MADE BY COMMISSIONER NIZAM AND SECONDED BY VICE-CHAIRPERSON SANDGREN TO APPROVE THE AGENDA AS PRESENTED. MOTION PASSED UNANIMOUSLY BY A VOICE VOTE OF THE AUTHORITY.

4. AUDIENCE PARTICIPATION

None

5. APPROVAL OF MINUTES – March 23, 2021

MOTION WAS MADE BY COMMISSIONER NIZAM AND SECONDED BY COMMISSIONER ACUNTO TO APPROVE THE MARCH 23, 2021 THORNTON DEVELOPMENT AUTHORITY MINUTES AS PRESENTED. MOTION PASSED UNANIMOUSLY BY A ROLL CALL VOTE OF THE AUTHORITY.

6. BUSINESS

- A. A resolution adopting a budget for the Thornton Development Authority beginning January 1, 2022 and ending December 31, 2022, and appropriating the funds for expenditure in 2022.

Erika Senna, Budget Manager, presented a slide and information on this item.

MOTION WAS MADE BY VICE-CHAIRPERSON SANDGREN AND SECONDED BY COMMISSIONER BEDOLLA TO APPROVE A RESOLUTION ADOPTING A BUDGET FOR THE THORNTON DEVELOPMENT AUTHORITY BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2022, AND APPROPRIATING THE FUNDS FOR EXPENDITURE IN 2022. MOTION PASSED BY A MAJORITY ROLL CALL VOTE OF THE AUTHORITY AS FOLLOWS:

Ayes: Acunto, Bedolla, Kulmann, Marvin, Matkowsky, Nizam, and Sandgren
Nays: Goodman and Phillips

7. ADJOURNMENT

MOTION WAS MADE BY COMMISSIONER NIZAM AND SECONDED BY COMMISSIONER BEDOLLA TO ADJOURN THE MEETING AT 10:13 P.M. MOTION PASSED UNANIMOUSLY BY A VOICE VOTE OF THE AUTHORITY.

Respectfully submitted,



Lori Leppok, Agenda and Licensing
Coordinator, for Kevin S. Woods, Secretary

ATTEST:

Chairperson at time of approval

Approved at the October 26, 2021, TDA meeting.

TDA COMMUNICATION

Meeting Date: October 26, 2021	Agenda Item: 5A	Agenda Location: Business	Goal(s):	Legal Review:	<input type="checkbox"/> 1 st Reading <input type="checkbox"/> 2 nd Reading
Subject: A resolution adopting the first amendment to the 2021 Budget for the Thornton Development Authority beginning January 1, 2021 and ending December 31, 2021, and appropriating the funds for expenditure in 2021.					
Recommended by: Robb Kolstad <i>RK</i>			Approved by: Kevin S. Woods <i>KW</i>		Ordinance previously introduced by: _____
Presenter(s): Erika Senna, Budget Manager					

SYNOPSIS:

This resolution amends the 2021 Budget for the Thornton Development Authority (TDA) and appropriates additional funding for an approved revenue sharing agreement.

RECOMMENDATION:

Staff recommends Alternative No. 1, approval of the resolution amending the 2021 TDA Budget.

The 2021 Budget for the TDA, which authorizes expenditures of \$11,845,785, is proposed to increase by \$80,000. The amended budget will be \$11,925,785. This amendment appropriates additional funding for the Westminster Revenue Sharing Intergovernmental Agreement.

BUDGET/STAFF IMPLICATIONS:

The source of funding for the Westminster Revenue Sharing Intergovernmental Agreement will come from unappropriated fund balance in the TDA 144th Avenue Urban Renewal Area Fund.

ALTERNATIVES:

1. Approve the resolution amending the 2021 TDA Budget.
2. Do not approve the resolution amending the 2021 TDA Budget.

BACKGROUND (ANALYSIS/NEXT STEPS/HISTORY): (includes previous City Council action)

The City Council established, by ordinance, the TDA in September 1981. In 2012, the City approved the South Thornton Urban Renewal Plan dated October 2012 to assist with the redevelopment of certain properties in South Thornton, including the Thornton Shopping Center. The 2021 TDA Budget was adopted on October 27, 2020 by Resolution TDA No. 2020-006.

R E S O L U T I O N

A RESOLUTION ADOPTING THE FIRST AMENDMENT TO THE 2021 BUDGET FOR THE THORNTON DEVELOPMENT AUTHORITY BEGINNING JANUARY 1, 2021 AND ENDING DECEMBER 31, 2021, AND APPROPRIATING THE FUNDS FOR EXPENDITURE IN 2021.

WHEREAS, the Thornton Development Authority (TDA) adopted a Budget for the 2021 fiscal year; and

WHEREAS, the City approved the South Thornton Urban Renewal Plan dated October 2012 to assist with the redevelopment of certain properties in South Thornton, including the Thornton Shopping Center; and

WHEREAS, the TDA desires to amend the Budget to appropriate additional funds to cover the Westminster Revenue Sharing Intergovernmental Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE THORNTON DEVELOPMENT AUTHORITY OF THE CITY OF THORNTON, COLORADO, AS FOLLOWS:

1. That the 2021 TDA budget is as follows:

Fund	2021 Budget	2021 Amended Budget	Change
Thornton Development Authority			
TDA South Fund	\$318,545	\$318,545	\$ -
TDA North Fund	8,661,480	8,661,480	-
TDA 144th Fund	2,865,760	2,945,760	80,000
Total All Funds	\$11,845,785	\$11,845,785	\$80,000

2. These funds are hereby appropriated as described above.
3. The appropriations for capital projects shall not lapse at year end but continue until the project is completed or cancelled.
4. The City Manager, or designee, acting as Secretary to the TDA, is authorized to execute all Contracts, Change Orders and such documents as may be required to implement the Budget stated above. The City Manager is further authorized to transfer funds as needed between budget items in order to satisfactorily complete these projects.

PASSED AND ADOPTED at a special meeting of the Thornton Development Authority of the City of Thornton, Colorado, on _____, 2021.

THORNTON DEVELOPMENT AUTHORITY

Jan Kulmann, Chairperson

ATTEST:

Kristen N. Rosenbaum, City Clerk