

MINUTES  
THORNTON DEVELOPMENT AUTHORITY  
SPECIAL MEETING  
FEBRUARY 13, 2024

1. CALL TO ORDER – By Chairperson Jan Kulmann at 9:35 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 Karen Bigelow; and Commissioners David Acunto, Roberta Ayala, Kathy Henson, Justin Martinez, Chris Russell, Jessica Sandgren, and Tony Unrein.

STAFF MEMBERS PRESENT – Kevin Woods, City Manager; Tami Yellico, City Attorney; Robb Kolstad, Deputy City Manager; Randy Grant, City Development Director; Chris Molison, Executive Director of Management Services; Brett Henry, Executive Director of Infrastructure; Doug Romig, Parks, Recreation and Community Programs Director; Kim Newhart, Finance Director; Adam Krueger, Economic Development Director; Erika Senna, Budget and Operations Director; Jessica Whitney, Senior Assistant City Attorney; Chad Howell, Redevelopment Administrator; Matt Court, Senior Assistant City Attorney; Kristen Rosenbaum, City Clerk; and Lori Leppek, Assistant City Clerk.

3. APPROVAL OF AGENDA

MOTION WAS MADE BY COMMISSIONER SANDGREN AND SECONDED BY COMMISSIONER HENSON TO APPROVE THE AGENDA AS PRESENTED. MOTION PASSED UNANIMOUSLY.

4. APPROVAL OF MINUTES – October 24, 2023

MOTION WAS MADE BY VICE-CHAIRPERSON BIGELOW AND SECONDED BY COMMISSIONER SANDGREN TO APPROVE THE OCTOBER 24, 2023 THORNTON DEVELOPMENT AUTHORITY MINUTES AS PRESENTED. MOTION PASSED UNANIMOUSLY.

5. BUSINESS

- A. A resolution approving the Compliance Order on Consent between the Thornton Development Authority and the Colorado Department of Public Health and Environment through the Hazardous Materials and Waste Management Division.

Chad Howell, Redevelopment Administrator, presented slides and information and answered questions from Authority on this item.

MOTION WAS MADE BY COMMISSIONER HENSON AND SECONDED BY COMMISSIONER UNREIN TO APPROVE A RESOLUTION APPROVING THE COMPLIANCE ORDER ON CONSENT BETWEEN THE THORNTON DEVELOPMENT AUTHORITY AND THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT THROUGH THE HAZARDOUS MATERIALS AND WASTE MANAGEMENT DIVISION. MOTION WAS DISCUSSED AND PASSED UNANIMOUSLY.

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- B. A resolution approving the Intergovernmental Cooperation Agreement between the Thornton Development Authority and the 25 Commerce Park Metropolitan District regarding Tax Increment Revenues derived from the District's Mill Levy.

Matt Court, Senior Assistant City Attorney, presented slides and information and answered questions from Authority on this item.

MOTION WAS MADE BY COMMISSIONER SANDGREN AND SECONDED BY COMMISSIONER UNREIN TO APPROVE A RESOLUTION APPROVING THE INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE THORNTON DEVELOPMENT AUTHORITY AND THE 25 COMMERCE PARK METROPOLITAN DISTRICT REGARDING TAX INCREMENT REVENUES DERIVED FROM THE DISTRICT'S MILL LEVY. MOTION PASSED UNANIMOUSLY.

6. ADJOURNMENT

MOTION WAS MADE BY COMMISSIONER UNREIN AND SECONDED BY COMMISSIONER HENSON TO ADJOURN THE MEETING AT 9:51 P.M. MOTION PASSED UNANIMOUSLY.

Respectfully submitted,

  
Lori Leppek, Assistant City Clerk, for Kevin S. Woods, Secretary

ATTEST:

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Chairperson at time of approval

Approved at the March 26, 2024, TDA meeting.

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Kristen.Rosenbaum@ThorntonCO.gov

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