

AGENDA

Jefferson County Tax Increment Financing Industrial District (TIFID) Advisory Board

Thursday, April 17, 2025, 9:30 a.m.

Join in person at Clerk & Recorder's Office Conference Room in Boulder

or

Join the meeting remotely on Zoom:

Phone: 1-253-215-8782, 1-669-900-9128, or 1-346-248-7799

or

Computer, tablet, etc: zoom.com/join

Enter meeting ID 671 828 8589

1. Welcome and Introductions
2. Public Comments
3. Presentations
 - a. HFI Project
4. Review Minutes from January 16, 2025 Meeting
5. Budget Review
 - a. Sunlight TIFID Finance and RMD Report
6. Reports
 - a. JLDC: *Provide an Update on Warehouse Leases*
 - b. Sunlight TIFID
 - c. Barrick Update
7. Old Business
 - a. Update on Sunlight Business Park Road Paving Project
 - i. *Last Action Taken: Pioneer Technical completed bore sampling of subdivision's roadbed and produced a report*
 - ii. *Current Action Needed: Discuss when HFI projects may occur and determine best time for road work bidding and paving project commencement to occur*
 - b. Update Regarding Selling the County Owned Warehouse Building in Sunlight Business Park
 - i. *Last Action Taken: Clerk & Record checked into appraisals. Difficulty finding someone that completes them on leased land. JLDC (Samantha) will check into a market analysis*
 - ii. *Current Action Needed: Update from JLDC (Samantha) regarding a marking analysis*
 - c. Sunlight Business Park Water and Wastewater
 - i. *Last Action Taken: Great West reviewed the water and wastewater situation and provided a report to the County of items needing attention.*
 - ii. *Current Action Needed: Update from JLDC (Samantha) regarding obtaining water rights, addressing wastewater reporting issues, and addressing any other items noted in Great West's report.*

8. New Business
 - a. Discussion Regarding 3 Rivers Wireless Communications Contracts and the Sunlight Business Park
 - b. Discuss Sunlight TIFID Annual Work Plan for 2024-2025
9. Other Items of Discussion
10. Set Next Meeting – *Proposing Thursday, July 17, 2025*