

TUESDAY STAFF BRIEFINGS

July 12, 2016

****Please Note Briefings Will Begin Immediately Following Hearings****

All items on this agenda are scheduled for immediately following Hearings and will normally be considered in the order the item appears on the agenda. The Board, at their discretion, may choose to alter the order in which items are considered, may break, or may continue any item to be considered on a future date.

Convene immediately following Hearings; BCC Conference Room, 5th Floor

Briefing Items

- | | |
|--|---|
| 1. Jefferson County Cultural Council Grant Recommendations (30 minutes) | John Blunting |
| 2. Personal Property Tax Incentive Request (15 minutes) | Holly Bjorklund, Leigh Seeger |
| 3. Jefferson County Economic Development Corporation Update (30 minutes) | Leigh Seeger, John Moore
Patty Silverstein |
| 4. Jefferson County Business Resource Center Update (15 minutes) | Amira Watters |
| 5. Parks Update (45 minutes) | Tom Hoby |
| 6. Compressed Natural Gas (CNG) Feasibility (20 minutes) | Jeanie Rossillon, Bryan Johnson |
| 7. Marijuana Transporter Bill (HB16-1211) (30 minutes) | Commissioner Rosier |

County Commissioners' Report

County Manager's Report

- Discussion - Appointment to the Corrections Board

County Attorney's Report

Executive Session

- Litigation Update - Legal Advice C.R.S. 24-6-402(4)(b) (15 minutes)
- 4105 Youngfield Service Road - Direction to Negotiators C.R.S 24-6-402(4)(e) and Property C.R.S. 24-6-402(4)(a) (15 minutes)

Jefferson County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the provision of services. Disabled persons requiring reasonable accommodation to attend or participate in a County service, program or activity should call 271-5000 or TDD 271-8071. We appreciate a minimum of 24 hours advance notice so arrangements can be made to provide the requested auxiliary aid.

TUESDAY STAFF BRIEFINGS

July 12, 2016

Briefing Items			Total Estimated Time: 3 hours 5 minutes
Begin	End	Agenda No.	Title
8:15	8:45	1.	Jefferson County Cultural Council Grant Recommendations
8:45	9:00	2.	Personal Property Tax Incentive
9:00	9:30	3.	Jefferson County Economic Development Corporation Update
9:30	9:45	4.	Jefferson County Business Resource Center Update
9:45	10:30	5.	Parks Update
10:30	10:50	6.	Compressed Natural Gas (CNG) Feasibility
10:50	11:20	7.	Marijuana Transporter Bill (HB16-1211)
Commissioners Report			Total Estimated Time: 5 minutes
Begin	End	Agenda No.	Title
11:20	11:25		
County Manager Report			Total Estimated Time: 5 minutes
Begin	End	Agenda No.	Title
11:25	11:30		Discussion - Appointment to Corrections Board
County Attorney Report			Total Estimated Time: 5 minutes
Begin	End	Agenda No.	Title
11:30	11:35		
Executive Session			Total Estimated Time: 30 minutes
Begin	End	Agenda No.	Title
11:35	11:50		Litigation Update - Legal Advice C.R.S. 24-6-402(4)(b)
11:50	12:05		4105 Youngfield Service Road - Direction to Negotiators C.R.S 24-6-402(4)(e) and Property C.R.S. 24-6-402(4)(a)

BOARD OF COUNTY COMMISSIONERS' (BCC) SCHEDULE

<u>Time*</u>	<u>Topic*</u>
	<u>Monday, July 11, 2016</u>
9:30 a.m.	Jeffco Web Team Presentation: Web Vendor Selection Process Jefferson County Courts & Administration Building 100 Jefferson County Parkway, Lookout Mountain Room
	<u>Tuesday, July 12, 2016</u>
8:00 a.m.	Public Comment and Public Hearings Jefferson County Courts & Administration Building 100 Jefferson County Parkway, Hearing Room One
Immediately following Public Hearings	Staff Briefings Jefferson County Courts & Administration Building 100 Jefferson County Parkway, BCC Board Room
Immediately following Staff Briefings	Ralph Schell Jefferson County Courts & Administration Building 100 Jefferson County Parkway, BCC Board Room
2:00 p.m.	BCC Web Working Group Meeting Jefferson County Courts & Administration Building 100 Jefferson County Parkway, BCC Board Room
	<u>Wednesday, July 13, 2016</u>
10:00 a.m. – 10:30 a.m.	Pilatus Aircraft Completion and Support Center Groundbreaking Ceremony Rocky Mountain Metropolitan Airport 11755 Airport Way, Broomfield
2:00 p.m. – 3:30 p.m.	2017 Budget Meeting Jefferson County Courts & Administration Building 100 Jefferson County Parkway, BCC Board Room
	<u>Thursday, July 14, 2016</u>
1:00 p.m. – 3:00 p.m.	I-70 Coalition Quarterly Meeting The Grand View Room 395 E Lionshead Circle, Vail
	<u>Friday, July 15, 2016</u>
9:00 a.m. – 12:00 p.m.	CCI 2017 Legislative Briefing (Conference Call)

***Emergency Items Or Other County Business For Which Prior Notice Was Not Possible May Be Considered.**

BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER

**County Cultural Council Grant Recommendations for 2017
July 12, 2016**

For Information

For Discussion/Approval
Prior to Future Hearing

For Action

ISSUE: Approval of the Grant recommendations for 2017 SCFD funding.

BACKGROUND: The County Cultural Council received 87 grant requests for 2016-2017 programs from arts, cultural and scientific organizations for Scientific and Cultural Facilities District funds. The Cultural Council Board in conjunction with the SCFD Board makes recommendations for the requests. The total 2016 grant requests are \$1,608,937. The Cultural Council made recommendations for the 2017 grant funds of \$1,216,338.67.

SCFD sales tax is voter approved in the seven county SCFD District and is scheduled for a re-authorization vote in November 2016. Also, one cultural council member is completing her first three-year term and is eligible for reappointment in 2017.

DISCUSSION: The seven member Cultural Council read all 87 grant requests, held brief interviews with 84 of 87 applicants (3 withdrew), conducted due diligence by asking program and financial questions about the grant request and made recommendations for the distribution of \$1,216,338.67 to the 84 arts, cultural and scientific organizations. Three grant applicants withdrew their requests since they did not comply with the 2016 Jefferson County cultural council guidelines for only Jefferson County activities. The County Commissioners review and approve the recommendations and then the SCFD Board will also vote to approve the Cultural Council recommendations. The County Commissioners will distribute checks to the 84 arts, cultural and scientific organization on Monday, October 17, 2016 in Hearing Room 1.

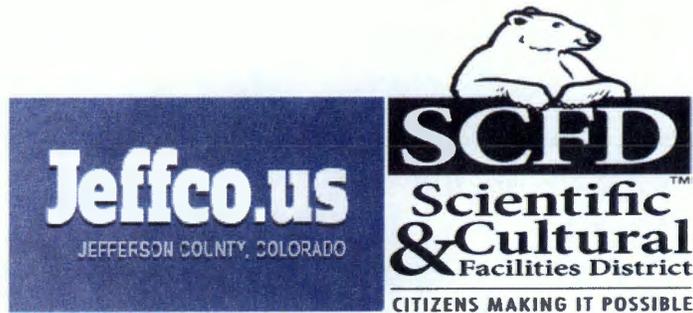
SCFD staff and Jefferson County SCFD Board members have been invited to attend the briefing and discuss the 2016 reauthorization process and changes.

FISCAL IMPACT: Tax Dollars are used to fund these programs generated by the SCFD sales tax of 1/10 of 1 percent funds approved by the voters.

RECOMMENDATIONS: Approval of Cultural Council grant recommendations.

ORIGINATOR: Debbie Quinn, Clerk to the Board Office, extension 8167

CONTACTS FOR ADDITIONAL INFORMATION: Debbie Quinn, Clerk to the Board Office, extension 8167



Jefferson County Cultural Council 2016 Briefing

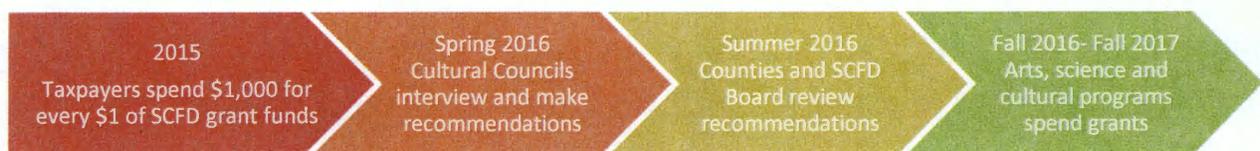
In 2015, Jefferson County taxpayers' spent \$1,000 for every **\$1 available to the cultural council** for making 2016 grant recommendations. **The cultural council's** 2016 budget is \$1,216,388.67.

Scientific and Cultural Facilities District Tier III 2016 Grant Cycle

Scientific and Cultural Facilities District (SCFD) staff determines eligibility for Tier III arts, **cultural and scientific nonprofits** with revenue less than \$1.5 million. In January 2016, SCFD **staff conducted three webinars and an in person workshop** on 2016 grant application and county **cultural council guidelines**. Each of the seven county cultural councils develops their own **guidelines**. **Deadlines for on-line grant applications** began March 8th with the multi-county application and continued to **March 18th** with the Jefferson County application.

On Wednesday evenings from March 30th to May 25th, the seven-member Jefferson County **Cultural Council held 15 minute interviews** with 84 of 87 arts, cultural and scientific nonprofits **that submitted a SCFD grant application** for Jefferson County funding. Three grant applicants **withdrew due to changes in guidelines**. The June 1st cultural council meeting reviewed the **interviews, reduced grant amounts requested to be within guidelines**, and made other adjustments **before making funding recommendations** at the council's June 8th meeting. All meetings are **open to the public, agendas are posted in advance** to comply with Colorado open meeting laws, **and minutes are kept of the council's deliberations and recommendations**. Cultural council recommendations for general operating support and for project grants are shown on **exhibit 1**.

Scientific and Cultural Facilities District Tier III 2016 Grant Cycle



The Jefferson County 2016 check award ceremony for \$1,216,388.67 in SCFD grants is scheduled for Monday, October 17th from 6:00-7:30 PM in Hearing Room Number 1.

SCFD Funds are Up More Than \$325,000, but Grant Requests are Up \$365,000

In the last four years, Jefferson County cultural council SCFD funds have grown by more than 35 percent from \$890,181 in the 2013 grant cycle to \$1,216,338 in the 2016 grant cycle.



The improving economy has resulted in taxpayers spending more and growing the SCFD 1/10 of 1 percent sales tax collections. Also, the economy has improved the environment for SCFD funded arts, cultural and scientific nonprofits.

- **Programming has expanded** with more concerts, performances and cultural events.
- **Attendance has increased** at SCFD funded arts, cultural and scientific nonprofits.
- **Revenue has grown** from the combination of more events and stronger attendance.

Many of the SCFD funded nonprofits have used the increased revenue to pay off debt taken out during the recession. Cash reserves are still small and below the Colorado Nonprofit Association recommended nonprofit best practice of 3-6 months cash reserve.

While SCFD funds increased more than \$325,000 in the last four years, grant requests increased by more than \$365,000 from \$1,239,599 in 2013 to \$1,608,937, as filed with SCFD in 2016.



Council Improves 2016 Guidelines

After seeing a \$410,000 funding gap between funds requested and funds available in 2015, the largest in the seven SCFD counties, the Jefferson County Cultural Council made four major changes to the 2016 grant application guidelines.

- Reducing the maximum general operating support grants from 35 percent to 25 percent.
- Reducing the maximum project grants from 35 percent to 25 percent.
- Eliminating project grants' eligibility based solely on 10 percent attendance of Jefferson County residents and not having activities in Jefferson County.
- Limiting project grant budgets to 12 months compared to 15 months permitted previously.

As submitted to SCFD, the 2016 grant requests were \$19,000 more than in 2015. While SCFD determines eligibility for timely submission of grant applications, the Cultural Council is responsible

for determining whether grant applications complied with the 2016 Jefferson County guidelines. In 2016, the Jefferson County Cultural Council:

- Reduced 5 general operating support (GOS) grant requests for more than 25% to the 25% maximum permitted by 2016 guidelines.
- Reduced 15 project grant requests for more than 25% to 25% permitted by 2016 guidelines.
- Allowed 4 project grant requests to withdraw or reduce their requests for proposing activities not in Jefferson County, contrary to 2016 guidelines.
- Reviewed project budgets exceeding 12 months to determine that all activities would be completed within 12 months and that the project budget did not exceed the 2016 guidelines.

The cumulative impact of these actions was to reduce grant requests from \$1,608,937 as submitted to SCFD to \$1,521,274 to comply with 2016 guidelines. For these 24 grant applicants, the reduction was \$87,663. The 2016 funding gap between funds request and funds available is \$304,935 or 25% more than available funding of \$1,216,338.67. While this is an improvement of more than \$105,000 in reduction from the 2015 funding gap of \$410,085, additional reductions in the percentage of GOS and project support are necessary to more closely align guidelines with available funding.

In 2016, more than 65% (57 of 87) of grant requests shown in Table 1 were for 21 to 25 percent, the maximum. Also, 20 of the 57 grant requests were originally exceeded 25 percent. As stated earlier, the cultural council voted to reduce these 20 grant requests to 25 percent to conform to the maximum in the 2016 guidelines.

	2015	2016	Change
31-35%	40	0	-40
26-30%	12	0	-12
21-25%	6	57	+51
16-20%	12	16	+4
15% or less	15	14	-1
Total	85	87	+2

The 2016 guidelines also comply with long-standing guidance from Jefferson County Cultural Council Bylaws to allocate 2/3's (67 percent) of SCFD funds for general operating support grants and 1/3 (33 percent) to project grants. In 2016, GOS grant applicants are recommended for 67.62% and project grant applicants for 32.38%. The 2016 guidelines for the seven SCFD counties are shown in Table 2 for comparison.

	GOS	Project
Adams	\$30,000	60%
Arapahoe	none stated	none stated
Boulder	20% or \$35,000	50% limit \$5,000
Broomfield	\$40,000	\$5,000
Denver	15% or \$85,000	not offered
Douglas	40%	40%
Jefferson	25%	25%

In May, the SCFD Board adopted a revised budget, lowering revenue projections and estimating \$1 million in expenses for the SCFD 7-county November 2016 re-authorization election. The cultural council has determined a pause in guideline reductions is necessary for grant applicants to adjust their budgets. The 2017 guidelines are the main topic for the September 10, 2016 council meeting.

Recommended 2016 SCFD Reauthorization Tier III Changes

An April 2015 SCFD Task Force Report recommended and the SCFD Board has adopted several changes for Tier III, those nonprofits **with less than \$1.5 million in revenue, including** the following:

Issue	Current	Recommended
Tax Levy Allocation	13.5 Percent up to \$38 Million 14 Percent above \$38 Million	14 Percent up to \$38 Million 17 Percent above \$38 Million
Years of Serving the Public for Eligibility	3 Years for Tier III	5 Years for Tier III
Tier II Eligibility for Tier III Funding	Currently Eligible	Exclude Tier II Nonprofits from Tier III Eligibility for Funding
Cultural Council Funding Discretion	Currently Silent on Financial and Organizational Capacity	Add Councils May Consider Financial and Organizational Capacity

Increasing the tax levy allocation, as shown **above and projected growth of tax revenues** for Tier III nonprofits are estimated to increase available funds from \$7.2 million in 2015 to \$13.6 million in 2030, with a first year change from 2017 to 2018 of an added \$1.031 million for the seven county cultural councils. In 2016, Jefferson County Cultural Council had 15 percent of Tier III funding.

The SCFD Task Force made 12 recommendations for change, 2 recommendations for no change and 2 other issues did not require a change or were included in other recommendations. The SCFD Board agreed with 11 of 12 Task Force recommendations for change and both recommendations for no change. More details are available on the SCFD website: <http://scfd.org/p/reauthorization.html>

A Look Ahead at the Next 4 Years of Tier III Issues

2017 Tier III Issues	Election Costs Estimated at \$1 Million are Recovered	SCFD Administrative Fee Increases from .75% to 1.5%
2018 Tier III Issues	Current Law in Effect Until June 30, 2018	New Law Effective July 1, 2018.
2019 Tier III Issues	Tier III Grants Benefit from 6 Months Higher Allocation.	New Law Effective for a Full Year.
2020 Tier III Issues	Tier III Grants Benefit From a Year of Higher Allocation.	Future Growth in Tier III Funding Depends on Economic Growth

SCFD 2016 Tier III Funding Plan-Jefferson County

<i>From District Office</i>	
Formula 2016	\$ 1,155,521.74
Discretionary 2016	\$ 60,816.93
Subtotal 2016 Available Funds	\$ 1,216,338.67
Uncommitted Funds from Previous Year	\$ -
Total Available from District Office	\$ 1,216,338.67

Organization	General Operating Support	Requested	Recommended
Arvada Chorale Company	GOS	\$9,000	\$ 7,508.00
Center for the Arts Evergreen	GOS	\$48,000	\$ 39,017.00
Colorado Folk Arts Council	GOS	\$4,000	\$ 3,169.00
Colorado United Irish Societies	GOS	\$30,000	\$ 25,541.00
Conifer StageDoor Theatre	GOS	\$68,700	\$ 50,759.00
Denver Audubon Society	GOS	\$20,000	\$ 17,433.00
Denver Junior Police Band	GOS	\$5,300	\$ 4,459.00
E Project, Inc.	GOS	\$55,000	\$ 46,289.00
Evergreen Chamber Orchestra Society	GOS	\$8,000	\$ 6,557.00
Evergreen Children's Chorale	GOS	\$21,935	\$ 16,806.00
Evergreen Chorale, Inc.	GOS	\$75,000	\$ 44,532.00
Evergreen Jazz Festival	GOS	\$25,000	\$ 20,084.00
Evergreen Players, Inc.	GOS	\$39,780	\$ 34,558.00
Filipino-American Community of Colorado	GOS	\$10,000	\$ 8,266.00
Foothills Art Center, Inc.	GOS	\$100,000	\$ 75,114.00
Friends of Dinosaur Ridge	GOS	\$117,826	\$ 84,398.00
Golden Chamber Choir, Inc.	GOS	\$4,393	\$ 2,293.00
Golden Landmarks Association	GOS	\$8,500	\$ 7,442.00
Imagination Makers Unlimited	GOS	\$15,000	\$ 10,271.00
Jefferson Symphony Association, Inc.	GOS	\$39,062	\$ 35,042.00
JUC Live!	GOS	\$4,478	\$ 3,739.00
Lakewood Arts Council, Inc.	GOS	\$9,450	\$ 7,775.00
Lakewood Symphony	GOS	\$14,347	\$ 12,205.00
Morrison Theatre Company	GOS	\$95,000	\$ 73,894.00
New Voices of Colorado	GOS	\$5,500	\$ 4,551.00
Performance Now Theatre Company	GOS	\$60,000	\$ 48,268.00
Rocky Mountain Quilt Museum	GOS	\$72,500	\$ 62,531.00
Sculpture Evergreen	GOS	\$13,500	\$ 10,650.00

Organization	General Operating Support	Requested	Recommended
Tesoro Foundation	GOS	\$50,000	\$ 42,354.00
The Evergreen Naturalists Audubon Society, Inc.	GOS	\$17,000	\$ 15,191.00
Wheat Ridge Community Chorale	GOS	\$2,000	\$ 1,764.67
GOS TOTAL		\$1,048,271	\$ 822,460.67

Organization	Project	Requested	Recommended
Apex Arts and Humanities Agency	Humanities Enhancement Series	\$4,900	\$ 3,997.00
ArtReach, Inc.	Community Tickets/Arts Express	\$8,300	\$ 4,914.00
Augustana Arts, Inc.	Music in Jefferson County	\$6,500	\$ 5,950.00
Ballet Ariel	Ballet Ariel's 2016-2017 season	\$15,000	\$ 12,089.00
Boulder Ballet	Boulder Ballet Outreach	\$6,000	\$ 4,711.00
Boulder Museum of Contemporary Art	Contemporary Classroom	\$3,227	\$ 2,376.00
Buffalo Bill Museum and Grave	Mountain Melodies Music Festival	\$3,800	\$ -
Cafe Cultura	Telling Our Stories	\$1,000	\$ 964.00
Chamber Music Society of Boulder	Two Concerts at the Lakewood Center	\$7,000	\$ 5,363.00
Chicano Humanities & Arts Council, Inc.	16th Annual 1830s Rendezvous & Spanish Colonial Art Market	\$1,050	\$ 993.00
Christian Youth Theater Denver, Inc.	GOS	\$25,000	\$ 14,820.00
CMDance	Vintage Music and Dance - School Intensives with Local Performance	\$6,000	\$ 5,257.00
Colorado Chamber Players	Colorado Chamber Players Concerts in Jefferson County	\$1,400	\$ 1,159.00
Colorado Dragon Boat Festival	Cultural Edutainment Program	\$15,000	\$ -
Colorado Hebrew Chorale	Colorado Hebrew Chorale Outreach Project	\$1,000	\$ 936.00
Colorado Wind Ensemble, Inc.	Concerts in Jefferson County	\$2,370	\$ 2,081.00
Colorado Youth Symphony Orchestras	CYSO Prep Program	\$5,000	\$ 4,008.00
Control Group Productions	2016-17 In-School Engagement Program: Dynamic Physical Creativity	\$1,500	\$ 1,377.00
Curious Theatre Company	Serial Storytelling at Curious Theatre Company - Season 2016/17	\$5,000	\$ 2,186.00
Denver Brass Inc.	Gateway to Brass!	\$14,600	\$ 12,088.00

Organization	General Operating Support	Requested	Recommended
Denver Municipal Band	Student clinics/DMB Jazz Band Concert	\$1,000	\$ 979.00
Denver Urban Gardens	Creating and Supporting Community Gardens in Jefferson County	\$25,000	\$ 20,823.00
Denver Young Artists Orchestra Association	Lakewood Cultural Center	\$7,000	\$ 5,264.00
Fiesta Colorado Inc.	GOS	\$7,000	\$ 3,930.00
Foothills Park & Recreation District- Arts & Events Age	Foothills Performing Arts Project	\$35,000	\$ 27,890.00
Golden Eagle Concert Band	Concerts in Jefferson County	\$1,800	\$ 1,300.00
Golden History Museums	Golden History Museums Programs	\$85,000	\$ 70,000.00
Hannah Kahn Dance Company	performances and workshops in Jefferson County	\$2,172	\$ 1,912.00
HawkQuest	Birds of Prey Lectures	\$9,750	\$ 6,589.00
Historic Denver Inc./ Molly Brown House Museum	Education Programs to Jefferson County Students	\$1,892	\$ 1,822.00
Junior Symphony Guild, Inc.	Inside the Orchestra for Schools and Tiny Tots	\$5,918	\$ 5,049.00
Ken-Caryl Ranch Metropolitan District	Music A La Mode Concert Series	\$3,200	\$ 1,314.00
Kim Robards Dance, Inc.	Buoyant Dreams	\$15,000	\$ 11,306.00
Lighthouse Writers Workshop	Community Outreach, Youth & Adult	\$5,500	\$ 4,761.00
Littleton Chorale	Carols by Candlelight	\$1,000	\$ 950.00
Littleton Town Hall Arts Center	Theater education porgrams for Jefferson County's children	\$2,500	\$ 2,236.00
Majestic View Nature Center/City of Arvada	Elementary Exploration	\$11,500	\$ 7,526.00
Mudra Dance Studio	Utsav IX	\$15,000	\$ 10,414.00
Museo de las Americas	Exhibit & Education Programs	\$14,500	\$ 5,955.00
National Honor Band Association dba Colorado Honor Band Association	Instrumental Workshops and Performances	\$4,000	\$ 3,364.00
New Dance Theatre dba Cleo Parker Robinson Dance	Culture Cures Project	\$36,000	\$ 19,454.00

Organization	General Operating Support	Requested	Recommended
Paideia School	Schools Project	\$1,300	\$ 956.00
Phamaly Theatre Company	James and the Giant Peach	\$22,000	\$ 13,003.00
Rocky Mountain Brassworks	Veterans Day Band Concert	\$1,000	\$ 979.00
St. Martin's Chamber Choir	Three Concerts - "There Is Sweet Music," "Christmas In England: A Willcocks Tribute" and "Forsaken."	\$5,000	\$ 4,371.00
Tepe Inc. dba The Playground	Living Music Education Project	\$1,120	\$ 1,061.00
The Lutheran Chorale	GOS	\$3,000	\$ 2,636.00
Think 360 Arts For Learning	Arts in Schools	\$15,000	\$ 8,281.00
Morrison Natural History Museum	Morrison SciComm Project	\$34,759	\$ 29,481.00
Up Close and Musical	Up Close and Musical "Symphony Spotlight" performances	\$2,100	\$ 1,846.00
Very Special Arts Colorado	Easter Seals Residency	\$3,750	\$ 3,236.00
Vintage Theatre Production, Inc.	RFK - A Portrait of Robert Kennedy	\$2,500	\$ 2,329.00
Westminster Area Historical and Museum Society	Westminster History Center	\$5,353	\$ -
Westminster Community Artist Series	Community Cultural Series	\$10,000	\$ 2,991.00
Wonderbound	Community Programs	\$27,405	\$ 21,945.00
Zikr Dance Ensemble	Dance Odyssey	\$3,000	\$ 2,656.00
PROJECT TOTAL		\$560,666	\$ 393,878.00

Jefferson County Requests	
GOS	\$ 1,048,271.00
Project	\$ 560,666.00
Total Requested	\$ 1,608,937.00

Allocation Breakdown	
GOS	\$ 822,460.67
Project	\$ 393,878.00
Total Awarded	\$ 1,216,338.67

BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER
Personal Property Tax Incentive Request
July 12, 2016

For Information

For Discussion/Approval
Prior to Future Hearing

For Action

ISSUE: In this briefing a Personal Property Tax Incentive request will be reviewed for Zimmer Biomet.

BACKGROUND: Zimmer Biomet Spine, Inc. is a subsidiary of Zimmer Biomet, a manufacturer and developer of orthopedic devices. Over the last six months, following the merger of Zimmer, Inc. and Biomet, Inc., the new Zimmer Biomet has been evaluating the best locations for its long term, combined business operations across a number of business units, including the company's spine division that today resides in Broomfield, Colorado.

Zimmer has identified a building in the Westmoor Technology Park in Westminster, Colorado as the preferred location for the long term home of Zimmer Biomet Spine. Favorable real estate costs, availability of a skilled workforce, and incentive support to help offset up-front project costs and reduce long term operating expenses, were all significant factors that were considered in their search.

DISCUSSION: The proposed relocation of Zimmer Biomet Spine to Jefferson County is expected to result in an investment of approximately \$9,000,000 in real property investments and approximately \$3,800,000 in new personal property investments. There is \$2,500,000 of existing personal property included in the rebate calculation. In addition, the facility is expected to employ in excess of 200 employees at full employment with an average annual salary of approximately \$79,000 per year, exclusive of benefits. This information is set forth in more detail in the company's Business Incentive Questionnaire.

Zimmer Biomet Spine is requesting a corporate personal property tax rebate of 100 percent per year for ten years.

FISCAL IMPACT: If all requirements for receiving the Personal Property Tax Incentive are met, the financial impact to Jefferson County is estimated at \$443,349 over a 10 year period.

RECOMMENDATIONS: It is recommended that the Board of County Commissioners consider this request for Personal Property Tax Incentive.

ORIGINATOR: Holly Björklund, Finance & Information Technology

CONTACTS FOR ADDITIONAL INFORMATION:

Holly Björklund, hbjorklu@jeffco.us 303-271-8597

David Wunderlich, 303-271-8939

Leigh Seeger LSeeger@jeffcoedc.org



January 18, 2016

Mr. Ralph Schell
Jefferson County Administrator
100 Jefferson County Parkway, #5538
Golden, CO 80419

Dear Mr. Schell:

I would like to take this opportunity to introduce you to Zimmer Biomet Spine, Inc., a subsidiary of Zimmer Biomet, a manufacturer and developer of orthopedic devices. Over the last six months, following the merger of Zimmer, Inc. and Biomet, Inc., the new Zimmer Biomet has been evaluating the best locations for its long term, combined business operations across a number of business units, including the company's spine division that today resides in Broomfield, Colorado.

After an extensive search, we have identified a building in the Westmoor Technology Park in Westminster, Colorado as the preferred location for the long term home of Zimmer Biomet Spine. Favorable real estate costs, availability of a skilled workforce, and incentive support to help offset up-front project costs and reduce long term operating expenses, were all significant factors that were considered in our search.

The proposed relocation of Zimmer Biomet Spine to Jefferson County is expected to result in an investment of approximately \$9,000,000 in real property investments and approximately \$3,800,000 in new personal property investments. In addition, the facility is expected to employ in excess of 200 employees at full employment with an average annual salary of approximately \$79,000 per year, exclusive of benefits. This information is set forth in more detail in the company's Business Incentive Questionnaire.

In order to support this proposed relocation and to make the Westminster facility as competitive as possible when compared to other alternatives, Zimmer Biomet Spine respectfully requests a corporate personal property tax rebate of 100 percent per year for ten years. We also respectfully request that this matter be presented to the Jefferson County Commissioners for consideration and, if acceptable, approval. Approval of the tax rebate will allow Zimmer Biomet Spine to move forward with finalizing its growth plans in Jefferson County.

We appreciate the assistance to date from the Jefferson County economic development team, and look forward to working with your office to finalize this request. If you have any questions or require any additional information to consider our request, please contact our consultant on this project, Chad Sweeney with Ginovus, at (317) 819-4415 or Chad@Ginovus.com.

Sincerely,

Andrew D. Urban

Andrew D. Urban
International Real Estate Associate Manager

cc: Leigh Seeger, Jeffco EDC
Holly Bjorklund, Jefferson County
Chad Sweeney, Ginovus



JEFFERSON COUNTY, COLORADO
 Business Incentive Questionnaire-10 Yr
 CONFIDENTIAL

COMPANY INFORMATION

Company name: Zimmer Biomet Spine Inc. Year established: 2015

Product/service description:
 See attached

Industry: Orthopedic device development and manufacturing

Present location(s): 310 Interlocken Parkway, Suite 120, Broomfield CO 80021 (formerly Lanx Inc., Biomet Spine Inc.)

PROJECT INFORMATION

Project description: See attached

Total project cost \$ \$ 12,800,000
 (land, building, personal property)

Is project an:
 expansion x
 relocation x
 new facility _____

Are you looking at a(n):
 existing bldg x
 build-to-suit _____

Facility size: 103,999 Sq. ft.
 Will you:
 lease x
 purchase _____

Jefferson County site(s) being considered:
10955 Westmoor Dr., Building 6, Westminster, CO 80021

Other competitive site(s) being considered:
310 Interlocken Parkway, Broomfield CO 80021
335/329 Interlocken Parkway, Broomfield CO 80021

Project timeframe (projected dates):
 Begin construction: Q1 2016
 Begin company operations: Q3 2016
 % of goods/services exported outside of the County: _____

If leasing
 average annual lease pymt Approximately \$2,000,000
 market value of property \$ _____

If purchasing
 cost of new facility \$ _____
 tenant improvements costs \$ _____

If doing a build-to-suit
 land purchase \$ _____
 construction material costs \$ _____
 construction soft costs \$ _____
 construction labor costs \$ _____

FINANCIAL INFORMATION

Estimated gross and net revenues: See attached

	Gross	Net
Year 1	\$	\$
Year 2	\$	\$
Year 3	\$	\$
Year 4	\$	\$
Year 5	\$	\$

	Gross	Net
Year 6	\$	\$
Year 7	\$	\$
Year 8	\$	\$
Year 9	\$	\$
Year 10	\$	\$

INVESTMENT INFORMATION

REAL property investment at new facility:
\$9,000,000

Corporate PERSONAL property (cpp) investment:
(Starting in year 2016)
\$6,300,000

EXISTING cpp at move-in:

\$2,000,000	Furniture/fixtures
\$500,000	Computer/IT equipment
\$2,500,000	TOTAL

NEW cpp investment over the next 10 years:
\$3,800,000

(purchased for the new facility)

Year 1		Year 7
\$825,000	Furniture/fixtures	\$
	Computer equipment	\$
\$425,000	Lab equipment	\$
\$1,250,000	TOTAL	\$
Year 2		Year 8
\$825,000	Furniture/fixtures	\$
	Computer equipment	\$
\$425,000	Lab equipment	\$
\$1,250,000	TOTAL	\$
Year 3		Year 9
\$850,000	Furniture/fixtures	\$
	Computer equipment	\$
\$450,000	Lab equipment	\$
\$1,300,000	TOTAL	\$
Year 4		Year 10
\$	Furniture/fixtures	
\$	Computer equipment	
\$	Lab equipment	
\$	TOTAL	

EMPLOYMENT INFORMATION

Number of CURRENT employees that will work at the new facility: 167

Total of ADDITIONAL employees to be hired at the new facility over 15 years:

Year 1	0	Year 8	0
Year 2	20	Year 9	0
Year 3	20	Year 10	0
Year 4	0		
Year 5	0		
Year 6	0		
Year 7	0		

Average wage: \$79,000
(including top executives)

Average wage by position and salary range:
(Please include number of employees in each position)

Num.	Position title	Avg. salary
12	Managerial	\$72,000
28	Research & Development	\$82,000

Annual benefits package for employees:
(\$ value/employee): Estimated at 21% of average compensation

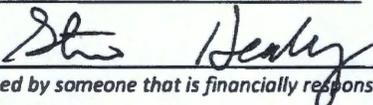
Year 5			Estimated average annual payroll:		
\$	Furniture/fixtures		Year 1	\$13,000,000	Year 8 \$
\$	Computer equipment		Year 2	\$14,700,000	Year 9 \$
\$	Mfg equipment		Year 3	\$16,300,000	Year 10 \$
\$	TOTAL		Year 4	\$	
Year 6			Year 5	\$	
\$	Furniture/fixtures		Year 6	\$	
\$	Computer equipment		Year 7	\$	
\$	Mfg equipment				
\$	TOTAL				

The information in this application has been represented in good faith.

Company name: Zimmer Biomet Spine, Inc.

Name: Steve Healy

Title: General Manager & Vice President

Signature: 

Date: 12/14/2015

(Must be signed by someone that is financially responsible for the company)

Project Summary (10 years/100%)

Prospect Name: Zimmer Biomet Spine, Inc.

Product: Zimmer Biomet Spine, Inc., a subsidiary of Zimmer Biomet, develops, manufactures, and markets orthopedic reconstructive devices, spinal and trauma devices, biologics, dental implants, and related surgical products in the Americas, Europe and the Asia Pacific.

The company was established in 1927 and is headquartered in Warsaw, IN. Through a recent merger transaction, the company currently has two operation facilities in its spine business line, one of which is currently headquartered in Broomfield, CO.

Project Background: The proposed project would consolidate the spine business unit operations in a single location. If Jefferson County is selected for the project, approximately 167 employees would be transferred from the company's Broomfield location. In addition, the company will create 40 net new jobs with an overall average wage in excess of the county's average. In addition to the relocation and expansion of high paying jobs, the proposed project would help establish Jefferson County as a center of excellence for the combined company.

Key considerations in the evaluation process have included workforce availability, real estate costs, relative costs of consolidation/expansion, state and local tax and regulatory climate, and the availability of incentive support to offset up-front project costs and to reduce long-term operating expenses.

Project Type: Relocation/Expansion

Current Location: 310 Interlocken Pkwy, Ste 120, Broomfield, CO 80021

Considered Locations: 10955 Westmoor Dr., Bldg. 6, Westminster, CO 80021
310 Interlocken Pkwy, Broomfield CO, 80021
335/329 Interlocken Pkwy, Broomfield, CO 80021

Project Size: 103,999 sq. ft.

Employees: 207 new jobs over the next ten years
Average annual salary: \$79,000

Project

Investment: Total Project Investment \$12,800,000
Personal Property Investment: \$6,300,000

County Rebate:

Year 1: \$28,108	Year 6: \$47,221
Year 2: \$37,477	Year 7: \$47,221
Year 3: \$47,221	Year 8: \$47,221
Year 4: \$47,221	Year 9: \$47,221
Year 5: \$47,221	Year 10: \$47,221

10 year total = \$443,349 (estimate does not include depreciated values)

Economic Impact:

- Net economic & fiscal benefit to the County: \$185.8 million over twenty years with a payback of .06 years.
- Net public revenue to the County: \$2.9 million with a payback period of 4.04 years.

Definitions:

- **Economic Benefits:** Economic benefits occur when dollars are transferred from one entity to another, and include the public revenues associated with a project's on-going operations, as well as the direct/indirect dollars circulated throughout private enterprises due the project's on-going spending pattern.
- **Public Revenues:** Public revenues include revenue received by the local government from residents, businesses, and/or employees associated with the project, and include real and personal property taxes, sales/use taxes, impact and other fees, and any visitor-related taxes.
- **Public Costs:** Public costs include the cost of providing local governmental services to residents, businesses, and/or employees associated with the project, including the value of tax credits or other incentives granted to the project.
- **Payback Period:** The number of years needed to recover the investment

Total Economic Benefit – Total Public Costs = **Net Economic Impact**

Total Public Revenues – Total Public Costs = **Net Fiscal Impact**

Summary of Project Returns

Menu

Project Flex

Total Local Government Incentives and Project Costs		\$0	Construction
		\$443,353	Business Operations
		<u>\$443,353</u>	Total incentives and project costs over ten years
<i>Net Economic & Fiscal Benefits to Local Gov't</i>		\$185,838,593	Net benefit/(cost) over twenty years
<i>Net Public Revenue to Local Government</i>		\$2,977,748	Net benefit/(cost) over twenty years
Payback Period for Public Cost of:		\$443,353	
<i>Net Economic & Fiscal Benefits to Local Gov't</i>		0.06	years
<i>Net Public Revenue to Local Government</i>		4.04	years

Return on Investment			
<i>Total Economic & Fiscal Benefits to Local Government</i>			
Year One		\$59.97	Benefit received for each public dollar spent
Years One through Twenty		\$63.99	Cumulative benefit for each public dollar spent over twenty years
<i>Total Public Revenue to Local Government</i>			
Year One		\$1.59	Public revenue received for each public dollar spent
Years One through Twenty		\$2.01	Cumulative public revenue for each public dollar spent over twenty years

Net Present Value (NPV) Analysis			
		Net Economic & Fiscal Benefits (Costs)	Net Fiscal Benefits (Costs)
	<u>Discount Rate</u>	<u>NPV</u>	<u>NPV</u>
Safe Rate of Return	2.2%	\$149,198,842	\$2,344,136
	0.2%	\$182,716,458	\$2,923,484
	1.2%	\$164,764,628	\$2,612,408
	3.2%	\$135,651,845	\$2,111,963
	4.2%	\$123,818,556	\$1,910,328

Jefferson County Corporate Personal Property Tax Rebate

Estimate Prepared for Project Flex

	<u>Year 1</u> 2016	<u>Year 2</u> 2017	<u>Year 3</u> 2018	<u>Year 4</u> 2019	<u>Year 5</u> 2020
Existing PP Invest./Prior Yr.	\$2,500,000	\$3,750,000	\$5,000,000	\$6,300,000	\$6,300,000
New Investment	\$1,250,000	\$1,250,000	\$1,300,000	\$0	\$0
Accumulative Invest.	\$3,750,000	\$5,000,000	\$6,300,000	\$6,300,000	\$6,300,000
Assessment	0.29	0.29	0.29	0.29	0.29
Mill Levy	0.025846	0.025846	0.025846	0.025846	0.025846
Property Tax Revenue	\$28,108	\$37,477	\$47,221	\$47,221	\$47,221
County Rebate at 100%	\$28,108	\$37,477	\$47,221	\$47,221	\$47,221

	<u>Year 6</u> 2021	<u>Year 7</u> 2022	<u>Year 8</u> 2023	<u>Year 9</u> 2024	<u>Year 10</u> 2025	<u>Total</u> 2016-2025
Prior Year's PP Invest.	\$6,300,000	\$6,300,000	\$6,300,000	\$6,300,000	\$6,300,000	
New Investment	\$0	\$0	\$0	\$0	\$0	
Accumulative Invest.	\$6,300,000	\$6,300,000	\$6,300,000	\$6,300,000	\$6,300,000	\$6,300,000
Assessment	0.29	0.29	0.29	0.29	0.29	0.29
Mill Levy	0.025846	0.025846	0.025846	0.025846	0.025846	0.025846
Property Tax Revenue	\$47,221	\$47,221	\$47,221	\$47,221	\$47,221	\$443,349
County Rebate at 100%	\$47,221	\$47,221	\$47,221	\$47,221	\$47,221	\$443,349

10-Year/100% County Rebate Estimate: \$443,349

Estimates does not include depreciated values on assets and does not consitute an Agreement.

Attachment to Jefferson County Business Incentive Questionnaire – Zimmer Biomet Spine, Inc.

Product/Service Description:

Zimmer, Inc., together with its subsidiaries, including Zimmer Biomet Spine, Inc., designs, develops, manufactures, and markets orthopedic reconstructive devices, spinal and trauma devices, biologics, dental implants, and related surgical products in the Americas, Europe, and the Asia Pacific. It offers orthopedic reconstructive devices that restore function lost due to disease or trauma in joints comprising knees, hips, shoulders, and elbows; dental reconstructive implants, which restore function and aesthetics in patients who have lost teeth due to trauma or disease; spinal devices that are utilized by orthopedic surgeons and neurosurgeons for the treatment of degenerative diseases, deformities, and trauma in various regions of the spine; and trauma devices used primarily to reattach or stabilize damaged bone and tissue to support the body's natural healing process. The Company also provides related surgical products, such as surgical supplies and instruments to aid in orthopedic surgical procedures and post-operation rehabilitation; and other healthcare related services. It primarily serves orthopedic surgeons, neurosurgeons, oral surgeons, dentists, hospitals, stocking distributors, and healthcare dealers, as well as agents, healthcare purchasing organizations, or buying groups. Zimmer, Inc. was founded in 1927 and is headquartered in Warsaw, IN. Through a recent merger transaction, the company currently has two operation facilities in its spine business line, one of which is currently headquartered in Broomfield, CO.

Project Description

The proposed project would consolidate the spine business unit operations in a single location. If Westminster is selected for the project, approximately 167 existing employees would be transferred from the Company's Broomfield operations. In addition, the Company projects adding an additional 40 new employees with an overall average wage in excess of the county average over a two to three year timeframe. In addition to the relocation and expansion of high wage jobs, the proposed project would help establish Westminster/Jefferson County as a center of excellence for the combined Company.

Key considerations in the evaluation process have included workforce availability, real estate costs, relative costs of consolidation/expansion, state and local tax and regulatory climate, and the availability of incentive support to offset up-front project costs and to reduce long term operating expenses.

Financial Information

The company is publicly traded, and as a result is unable to provide forward-looking financial projections. However, the company's most recent quarterly financial report can be viewed at <http://investor.zimmerbiomet.com/releasedetail.cfm?ReleaseID=924724>



Jefferson County, Colorado

Quarterly Economic Report – Second Quarter 2016



Jefferson County's economic situation was improved through the second quarter of the 2016, with continued employment gains and low unemployment and robust residential real estate trends. Employment in the county increased 3 percent between the fourth quarters of 2014 and 2015, generating an additional 6,710 jobs. The Jefferson County unemployment rate fell to 3 percent in the first quarter of 2016, a decline of 1.3 percentage points from the prior year. Although consumer confidence fell 12.9 percent in the mountain region over-the-year during the first quarter of 2015, retail sales in Jefferson County increased a slight 0.3 percent.

The residential real estate market reported positive trends during the first quarter of 2016. Sales of single-family detached homes increased between the first quarters of 2015 and 2016, rising 7.5 percent, while single-family attached home sales increased 10.1 percent during the same period. The average sales price in both the single-family detached and the single-family attached markets increased over-the-year, rising 11 percent and 18.8 percent, respectively. The county reported an apartment vacancy rate of 4.7 percent, which was the lowest of the Metro Denver counties. The average rental rate for an apartment in Jefferson County rose 12.2 percent over-the-year to \$1,304 per month in the first quarter.

The commercial real estate markets in Jefferson County recorded generally tightening vacancy and rising average lease rates during the first quarter of 2016. The market for Class C office space continued to be the only market to report an increase in vacancy, but recorded increasing average lease rates. The industrial warehouse market was the most constricted of the market types, reporting 1 percent vacancy. Class A office space continued to command the highest average lease rate, charging \$25.78 per square foot during the first quarter of 2016. Jefferson County added over 368,520 square feet of office, industrial, and retail space to the market between the first quarters of 2015 and 2016.

Jefferson County Economic Headlines

- ◆ **Pilatus Business Aircraft Ltd.** plans to expand its operations in unincorporated Jefferson County. The company plans to build a 118,000-square-foot facility at Rocky Mountain Metropolitan Airport. The \$22 million facility will replace and expand its current operations and provide aircraft completion support for the Pilatus PC-12 and the PC-24 aircraft. The project will nearly double employment and bring an estimated 57 high-paying jobs and more than \$3 million in capital investment to Jefferson County.
- ◆ **Chatham Financial Corp.**, a financial advisory company, announced plans to expand its operations in unincorporated Jefferson County. The company is moving into a 31,000 square-foot facility and adding 75 employees to its existing 42- person workforce.
- ◆ **LED Supply Co.** distributes lighting products from over 100 different manufacturers nationwide. The Lakewood-based company provides customization by offering lighting design and advice on utility rebates and tax incentives for projects. The company plans to increase its staff by 20 employees in 2016 and plans to purchase a 16,000-square-foot space in Lakewood to expand its operations.
- ◆ **Lockheed Martin Space Systems Co.** released new software to help speed relief to victims of natural disasters across the globe. The software, called HelpNowMap.com, helps provide clear data to residents, first-responders, and aid agencies on the ground after floods, earthquakes, hurricanes, and other natural disasters. The program uses satellite imagery from DigitalGlobe Inc. as the base layer for a heat map of human need and infrastructure damage.
- ◆ **Lake Region Medical**, an Arvada-based medical device plant, will shut down and lay off more than 160 employees. The closing of the plant was first announced in March 2014 when the company was purchased by Accellent Inc. The facility should be completely closed by September 2016.
- ◆ **Qdoba Mexican** announced plans to close its Lakewood corporate headquarters and relocate to San Diego. The company will close the Lakewood office around January 1. Qdoba spokespersons reported that the company is making the move as part of a number of initiatives intended to drive the continued growth of the

brand and reduce overhead costs. There are 95 employees at the Lakewood office and some were offered the option to relocate to San Diego.

- ◆ The Colorado Public Utilities Commission gave approval for a new taxi company to operate in Metro Denver. The **Green Taxi Cooperative** can add up to 800 new cabs on the streets, making the company the largest taxi company in Metro Denver. The company will have about 57 percent market share in Metro Denver once it begins operating.
- ◆ *U.S. News and World Report* released the 2017 ranking of the best college graduate programs in business, law, engineering, and other fields and the **Colorado School of Mines ranked 55th for engineering.**
- ◆ **Golden was ranked the coolest suburb in Denver** by Thrillist. The company ranked suburbs based on criteria including the food/drink options, commuting times, and unique elements to separate it from the city. Golden was recognized for its various restaurant options, a whitewater park, its beautiful outdoor recreation options, and Coors Brewery.

Metropolitan Region and State Economic Headlines

- ◆ *U.S. News and World Report* ranked **Denver the best place to live in the country.** The report stated that Denver is the best place to live in part because of its healthy job market, cost of living, and perception as a desirable place to live. The company ranked cities based on criteria including unemployment rates, median salary, median annual household income, annual cost of living, quality of education, and availability of healthcare. The company stated that Denver's location at the base of the Rocky Mountains provides a gateway to a slew of outdoor pursuits.
- ◆ The U.S. Chamber of Commerce Foundation released the *Innovation That Matters 2016* report and ranked **Denver third among U.S. cities for fostering entrepreneurial growth.** The report is designed to provide cities with insight on how to become more competitive. The report ranked 25 metropolitan cities based on criteria including the number of startups and exits, quality of life, talent, financial resources, and industry specialization. The report stated that Denver has a strong supply of educated young people, a vibrant cultural foundation, a healthy quality of life, and a well-connected ecosystem.
- ◆ According to NerdWallet, the **Denver-Aurora-Lakewood metropolitan statistical area (MSA) is the 15th best city in the nation for science, technology, engineering, and mathematics (STEM) graduates.** The group ranked 330 MSAs on criteria including the number of STEM employees per 1,000 jobs, annual average wage for STEM jobs, and the unemployment rate. The company stated that Denver's low unemployment rate and higher than average salary for STEM workers coupled with the area's prominent aerospace, energy, and healthcare industries support the area's high ranking.

Employment Activity

The number of businesses throughout Jefferson County increased 4.6 percent between the fourth quarters of 2014 and 2015, a net gain of 850 businesses. Eleven of the 13 supersectors reported growth in the number of businesses between the fourth quarters of 2014 and 2015. The largest percentage increase of businesses was in the construction sector, rising 7.4 percent over-the-year to 2,035 businesses. The education and health services supersector also reported a significant increase in businesses, rising 6.2 percent over-the-year, and creating 115 new businesses. The professional and business services supersector added the most new businesses, creating 310 new establishments. The government sector was the only sector to shed establishments during the period, losing seven establishments, while the mining and logging sector maintained its business count over-the-year.

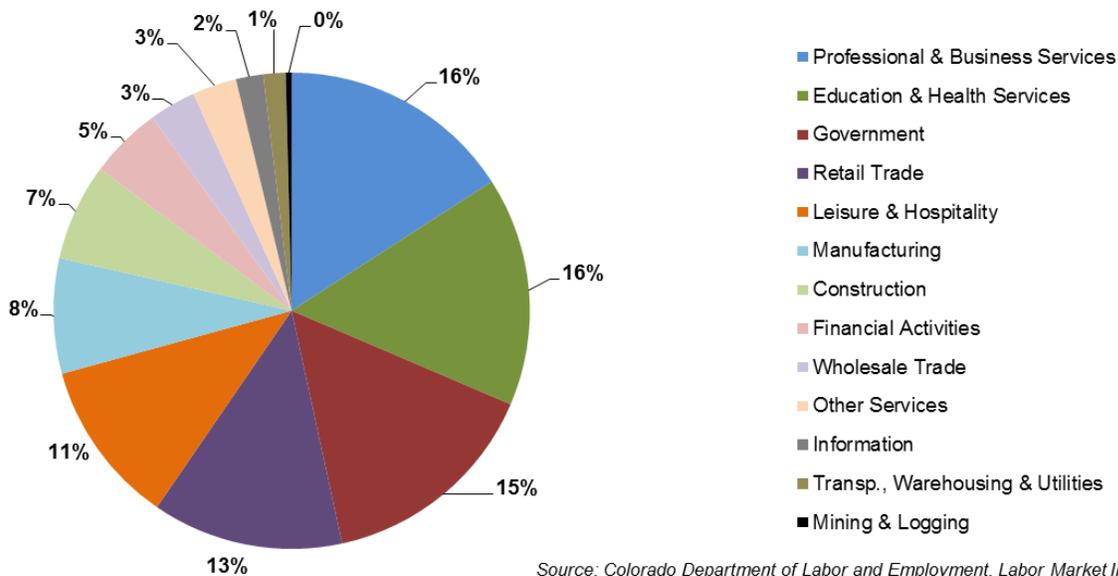
The average weekly wage for Jefferson County was \$1,081 during the fourth quarter of 2015, rising 3.8 percent compared with the previous year. The wholesale trade sector (\$1,940) recorded the highest average weekly wage during the period, reflecting a 3.2 percent increase in wages between the fourth quarters of 2014 and 2015.

Business and Employment Indicators by Supersector

	Jefferson County						Metro Denver	
	Quarterly Business Count		Average Weekly Wage		Quarterly Employment Level		Quarterly Employment Level	
	4Q 2015	4Q 2014	4Q 2015	4Q 2014	4Q 2015	4Q 2014	4Q 2015	4Q 2014
Total All Industries	19,179	18,331	\$1,081	\$1,042	232,373	225,668	1,559,558	1,511,877
Private Sector								
Mining & Logging	144	144	\$1,420	\$1,627	924	861	13,367	15,367
Construction	2,035	1,894	\$1,194	\$1,159	15,307	14,021	88,375	84,217
Manufacturing	503	485	\$1,904	\$1,769	18,177	17,156	86,074	83,854
Wholesale Trade	1,523	1,488	\$1,940	\$1,880	7,368	7,438	76,367	74,580
Retail Trade	1,774	1,724	\$595	\$574	30,141	29,354	157,444	152,564
Transp., Warehousing & Utilities	279	267	\$1,422	\$1,497	3,515	3,413	52,510	51,274
Information	302	288	\$1,456	\$1,463	4,303	4,011	53,270	52,620
Financial Activities	2,119	2,035	\$1,252	\$1,194	11,414	11,031	107,659	103,159
Professional & Business Services	5,400	5,090	\$1,480	\$1,441	36,896	36,542	288,353	281,372
Education & Health Services	1,966	1,851	\$908	\$851	36,143	35,162	200,908	191,571
Leisure & Hospitality	1,434	1,408	\$379	\$356	25,954	24,830	170,200	162,373
Other Services	1,501	1,439	\$733	\$719	6,985	6,802	47,198	46,225
Government	177	184	\$1,046	\$1,021	35,211	35,012	217,591	212,506

Note: Industry data may not add to all-industry total due to rounding, suppressed data, and employment that cannot be assigned to an industry.
 Source: Colorado Department of Labor and Employment, Labor Market Information. Quarterly Census of Employment and Wages (QCEW).

**Jefferson County Employment by Supersector
Fourth Quarter 2015**



Source: Colorado Department of Labor and Employment, Labor Market Information. Quarterly Census of Employment and Wages (QCEW).

The manufacturing sector recorded the largest percentage increase in wages during the period, rising 7.6 percent to \$1,904 per week, while the other services sector posted the smallest increase in wages over-the-year, rising 2 percent to \$733 per week. The lowest average wage was in the leisure and hospitality supersector, with an average weekly wage of \$379. The mining and logging (-12.7 percent), transportation, warehousing, and utilities (-5 percent), and information (-0.5 percent) sectors reported over-the-year declines in the average weekly wage.

Jefferson County employment increased 3 percent in the fourth quarter of 2015 compared with the prior year, representing an additional 6,710 jobs. The sector that reported the largest percentage increase and the largest absolute increase in employment was construction, which rose 9.2 percent or about 1,290 jobs between the fourth quarters of 2014 and 2015. Professional and business services, the largest supersector by employment, reported a 1 percent increase over-the-year, representing about 350 new jobs. The education and health services supersector reported the second largest absolute increase in employment during the period, generating over 1,120 jobs. The wholesale trade sector reported the only decrease in employment during the period, falling 0.9 percent or about 70 fewer jobs.

The Metro Denver area recorded stronger employment growth than Jefferson County, with total employment rising 3.2 percent between the fourth quarters of 2014 and 2015. The education and health services supersector reported the largest percentage increase and the largest absolute increase in employment during the period, rising 4.9 percent or 9,340 jobs. Construction sector employment also increased 4.9 percent during the period. The leisure and hospitality supersector (+4.8 percent) created the second most jobs during the period, creating nearly 7,830 positions. The mining and logging sector recorded the only decline in employment over-the-year, decreasing 13 percent over-the-year or 2,000 jobs. Many of the layoffs in the oil and gas industry due to the downturn in oil prices did not take effect until the fourth quarter of 2015.

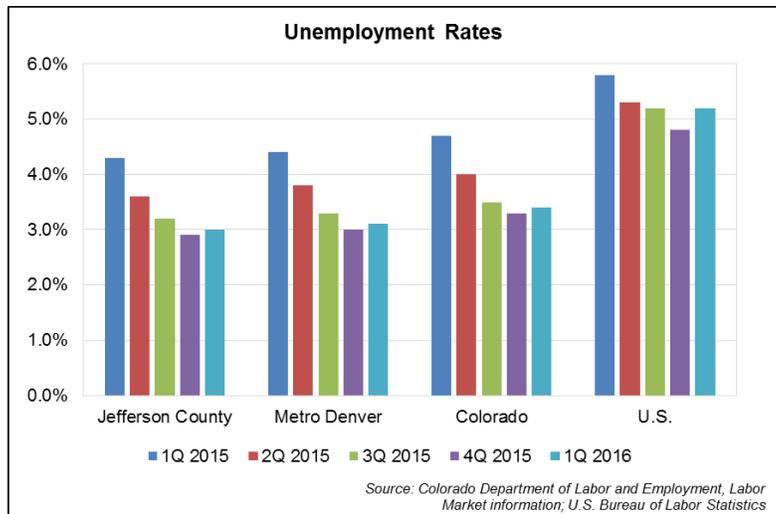
Labor Force and Unemployment

Unemployment in Jefferson County decreased by 1.3 percentage points between the first quarters of 2015 and 2016, falling from 4.3 percent to 3 percent. The area’s labor force increased at a rate of 1.3 percent during the same period, with 4,090 additional individuals working or looking for a job. Of the seven Metro Denver counties, Jefferson County recorded the fourth lowest unemployment rate and the fourth largest over-the-year decrease in the unemployment rate. The Jefferson County first quarter 2016 unemployment rate was the lowest first quarter unemployment rate since the first quarter of 2001 when the rate was 2.8 percent. Metro Denver unemployment declined over-the-year, falling 1.3 percentage points to 3.1 percent in the first quarter, and the labor force increased at a rate of 1.2 percent over-the-year. The Metro Denver unemployment rate was the lowest first quarter rate since the first quarter of 2001 when the rate was 3 percent.

Colorado reported a 1.5 percent increase in the labor force between the first quarters of 2015 and 2016 and the unemployment rate declined 1.3 percentage points to 3.4 percent. The United States recorded a 0.6 percentage point decline in the unemployment rate over-the-year, with 1.3 percent growth in the labor force.

	Labor Force			Unemployment Rate	
	1Q 2016	1Q 2015	Yr/Yr % Change	1Q 2016	1Q 2015
Jefferson County	313,240	309,152	1.3%	3.0%	4.3%
Metro Denver	1,659,449	1,639,152	1.2%	3.1%	4.4%
Colorado	2,859,161	2,815,907	1.5%	3.4%	4.7%
U.S. (000s)	158,160	156,194	1.3%	5.2%	5.8%

Sources: Colorado Department of Labor and Employment, Labor Market Information; U.S. Bureau of Labor Statistics.

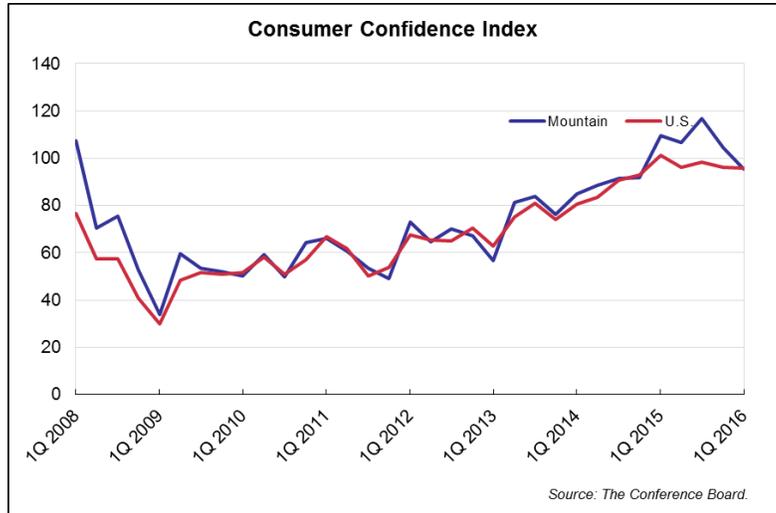


Consumer Activity

Consumer Confidence

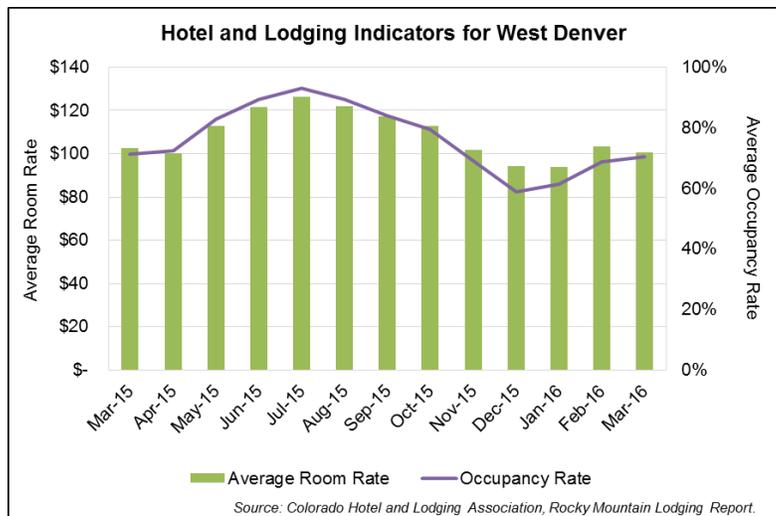
According to the Conference Board’s National Consumer Confidence Index, National consumer confidence fell during the first quarter of 2016, decreasing 5.3 percent over-the-year to 96.0 for the U.S. index. The U.S. index was unchanged between the fourth quarter of 2015 and the first quarter of 2016. The decline in the national index for the first quarter 2016 level marked the first over-the-year decline in consumer confidence since the first quarter of 2013.

The Mountain Region index, which includes Colorado, also decreased compared with the first quarter of 2015. The Mountain Region index decreased 12.9 percent over-the-year to 95.3. The first quarter of 2016 level was also 8.6 percent lower than the prior quarter’s level. Consumer confidence for the Mountain Region index recorded over-the-quarter declines in three of the past four quarters.



Lodging

According to the *Rocky Mountain Lodging Report*, the West Denver market recorded a year-to-date occupancy rate of 66.7 percent in March 2016. This rate was 0.7 percentage points higher than the prior year’s occupancy rate. The average room rate for the West Denver market was \$99.35 per night year-to-date in March, a 0.8 percent increase from the previous year (\$98.54 per night). The year-to-date average occupancy rate in Metro Denver decreased to 67.1 percent in March, down from 69.9 percent in the same month last year, and the average room rate rose 2.9 percent to \$126.37 per night.



Retail Sales

Jefferson County retail sales increased slightly between the fourth quarters of 2014 and 2015. Of the 13 cities/subareas within Jefferson County, 11 areas reported over-the-year growth in retail sales. Edgewater recorded the largest increase in retail sales during the period, rising 17.5 percent or \$6.6 million. Morrison (+11 percent) and Arvada (+9.6 percent) also reported significant increases in retail sales between the fourth quarters of 2014 and 2015. Littleton reported the smallest increase in sales over-the-year, rising 1.2 percent to \$184 million. Arvada reported an additional \$62.6 million in total retail sales between the fourth quarters of 2014 and 2015, the largest increase in sales volume in the county, followed by Lakewood with an additional \$52.5 million. Wheat

Ridge and unincorporated Jefferson County reported the only decreases over-the-year, falling 25 percent and 1.1 percent, respectively.

Total retail sales in the seven-county Metro Denver area decreased 2.2 percent between the fourth quarters of 2014 and 2015 due to the lower value of mining, manufacturing, and gasoline station activity. Five of the seven counties in Metro Denver reported declines in retail sales during the period. Aside from Jefferson County, Douglas County was the only other county to record an increase in sales, rising 13.6 percent to nearly \$2.7 billion in the fourth quarter of 2015 compared with the previous year. The City and County of Denver and Boulder County recorded the smallest decreases in retail sales, both falling 3.2 percent over-the-year. Adams County reported the largest decline in retail sales during the same period, falling 5.5 percent to \$5.7 billion.

Metro Denver Total Retail Sales (\$000s)

County	City	4Q 2015	4Q 2014	Yr/Yr % change
Adams		\$5,682,668	\$6,010,676	-5.5%
Arapahoe		\$5,777,055	\$6,063,664	-4.7%
Boulder		\$3,036,560	\$3,137,873	-3.2%
Broomfield		\$720,001	\$745,793	-3.5%
Denver		\$7,750,745	\$8,003,170	-3.2%
Douglas		\$2,661,773	\$2,343,368	13.6%
Jefferson		\$4,592,678	\$4,580,990	0.3%
	Arvada	\$714,160	\$651,554	9.6%
	Conifer	\$39,084	\$36,236	7.9%
	Edgewater	\$44,222	\$37,650	17.5%
	Evergreen	\$44,256	\$42,425	4.3%
	Golden	\$420,535	\$410,902	2.3%
	Kittredge	\$2,410	\$2,409	0.0%
	Lakeside	\$27,656	\$25,587	8.1%
	Lakewood	\$1,685,296	\$1,632,769	3.2%
	Littleton	\$184,051	\$181,806	1.2%
	Morrison	\$29,286	\$26,373	11.0%
	Westminster	\$412,886	\$407,542	1.3%
	Wheat Ridge	\$391,802	\$522,340	-25.0%
	Unincorporated	\$597,034	\$603,395	-1.1%

Note: Jefferson County city totals may not sum to Jefferson County total due to rounding.

Source: Colorado Department of Revenue.

Residential Real Estate

- ◆ Construction on the new residential development at the former Green Gables Country Club in Unincorporated Jefferson County is expected to begin next month. The first phase of curb, gutter, and road infrastructure was completed and the foundations for the first set of 300 single-family homes were poured. The master plan for the \$150 million project spanning 152 acres calls for 300 single-family homes, five multi-family buildings with 300 units, and 225,000 square feet of commercial space. The completed development will include retail and restaurants, a community center with outdoor pool, and private access to 2 acres of beachfront property on Ward Lake along with walking trails.
- ◆ Developer Kim Koehn plans to build a 291-unit apartment complex at the corner of 14th Place and Oak Street in Lakewood. Oak Street Station will have 324,405 square feet of development across two buildings and will replace the former Standard Restaurant Supply store. The complex will have a first-floor fitness center, pool, bike shop, and outdoor courtyard area.
- ◆ Metro West Housing Solutions received the Low Income Housing Tax Credit award for a planned development called Fifty Eight Hundred. The \$34 million Lakewood development will include adaptive reuse of an eight-story building into 54 affordable rental units for individuals and families and another 98 units will be constructed on an adjacent parking lot. Fifty Eight Hundred will include a courtyard connecting the two buildings, with community gardens and play areas.
- ◆ Epic Homes purchased 52 lots in the Leyden Rock master planned development in Arvada for single-family home construction. The lots are located near the intersection of West 82nd Avenue and Highway 93. The home builder company is offering ranch-style homes and multiple two-story models, with homes ranging in price from \$475,000 to \$540,000 but prices can be as high as \$700,000 depending on the buyer's customizations.

Home Sales

Jefferson County reported rising trends in both the single-family detached and single-family attached existing home markets. The number of single-family detached homes sold increased between the first quarters of 2015 and 2016, rising 7.5 percent to 1,540 homes sold. Prices of single-family detached homes continued to appreciate, leading to an 11 percent increase in the average sales price to \$410,310 during the period. Of the seven counties in Metro Denver, Jefferson County recorded the fourth highest average sales price and was third for the number of homes sold. The City and County of Denver posted the most homes sold during the quarter, selling 1,795 homes, and reported an over-the-year increase in sales of 4 percent. Boulder County recorded the highest average sales price (\$540,630) and recorded the third largest increase in the average sales price, rising 9.6 percent over-the-year.

Sales of single-family attached homes in Jefferson County increased 10.1 percent between the first quarters of 2015 and 2016, to 514 homes sold or 47 additional homes sold. The average sales price of a single-family attached home rose, recording an 18.8 percent increase to \$215,690 during the same period. Compared with the other six counties in Metro Denver, Jefferson County recorded the third highest number of homes sold and reported the fifth highest average sales price in the single-family attached market. Arapahoe County posted the most single-family attached home sales (907 sales) and Boulder County reported the highest average sales price (\$348,360) during the first quarter. Increases in the average sales price for single-family attached homes ranged from 5.4 percent in Arapahoe County to 20.8 percent in Boulder County.

Existing Home Sales

	Metro Denver County Markets							Metro Denver Total
	Adams	Arapahoe	Boulder	Broomfield	Denver	Douglas	Jefferson	
Home Sales								
<i>Single-Family Detached</i>								
1Q 2016	1,352	1,561	711	153	1,795	1,120	1,540	8,232
1Q 2015	1,161	1,414	769	176	1,726	1,110	1,433	7,789
<i>Single-Family Attached</i>								
1Q 2016	343	907	187	22	772	234	514	2,979
1Q 2015	298	831	221	29	756	214	467	2,816
Average Sold Price								
<i>Single-Family Detached</i>								
1Q 2016	\$296,917	\$373,863	\$540,628	\$396,854	\$433,049	\$473,207	\$410,308	\$409,296
1Q 2015	\$261,721	\$342,339	\$493,114	\$394,301	\$397,751	\$435,979	\$369,624	\$377,026
<i>Single-Family Attached</i>								
1Q 2016	\$191,565	\$197,743	\$348,364	\$248,477	\$284,681	\$280,869	\$215,690	\$239,017
1Q 2015	\$161,954	\$187,526	\$288,366	\$222,028	\$254,812	\$237,198	\$181,510	\$213,930

Source: ColoradoComps.

Apartment Market

Jefferson County tied with Adams County for the lowest apartment vacancy rate of the six Metro Denver county market groups for the first quarter of 2016. The Jefferson County vacancy rate rose 1.5 percentage points between the first quarter of 2015 and 2016 to 4.7 percent vacancy. However, the vacancy rate fell 0.6 percentage points over-the-quarter. The Jefferson County first quarter vacancy rate was 1.4 percentage points below the Metro Denver average (6.1 percent). The average rental rate in the county for all apartment types (\$1,304 per month) rose 3 percent between the fourth quarter of 2015 and the first quarter of 2016, recording the third largest over-the-quarter increase in the average lease rate of the six county market groups. The county reported a 12.2 percent increase over-the-year in the average rental rate, rising from \$1,163 per month in the first quarter of 2015.

Metro Denver Average Apartment Rents and Vacancy

Fourth Quarter 2015

County	Vacancy Rate	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Other	All
Adams	4.7%	\$834	\$1,083	\$1,234	\$1,436	\$1,794	\$1,310	\$1,258
Arapahoe	5.7%	\$948	\$1,078	\$1,181	\$1,433	\$1,840	\$1,676	\$1,236
Boulder/Broomfield	6.6%	\$1,294	\$1,316	\$1,386	\$1,682	\$1,945	\$1,353	\$1,475
Denver	6.2%	\$1,065	\$1,216	\$1,242	\$1,659	\$1,911	\$1,618	\$1,331
Douglas	11.2%	\$1,110	\$1,301	\$1,408	\$1,664	\$1,968	\$2,169	\$1,493
Jefferson	4.7%	\$869	\$1,163	\$1,203	\$1,487	\$1,706	\$1,400	\$1,304
Metro Average	6.1%	\$1,047	\$1,170	\$1,236	\$1,543	\$1,841	\$1,476	\$1,315

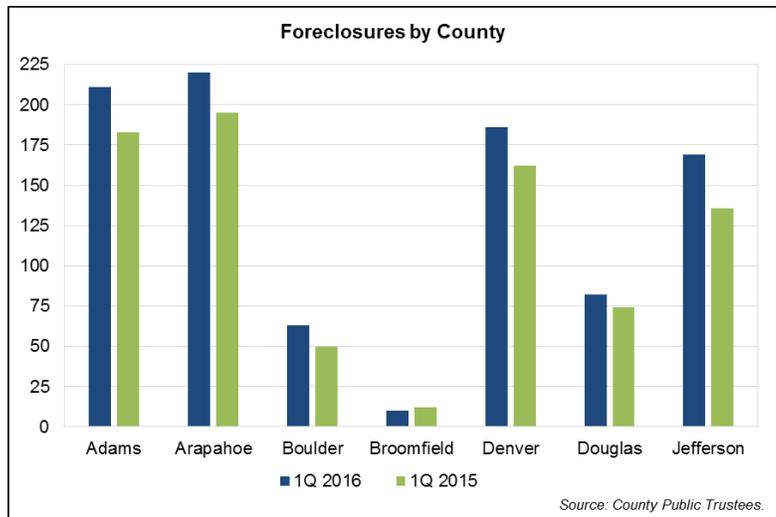
Source: Denver Metro Apartment Vacancy and Rent Survey.

The Metro Denver apartment rental market loosened between the first quarters of 2015 and 2016, with the vacancy rate rising 1.2 percentage points to 6.1 percent. Five of the six county market groups in Metro Denver reported over-the-year increases in the vacancy rate and all six reported increases in the average rental rate. Douglas County recorded a significant over-the-year increase in the vacancy rate, rising 6.7 percentage points to 11.2 percent, but the county had several new apartment units come online during the first quarter of 2016. The Metro Denver average rental rate of \$1,315 per month for all apartment types increased 9.3 percent over-the-year. The largest over-the-year increase in the average rental rate was in Jefferson County (+12.2 percent) followed by the Boulder/Broomfield subarea (+10 percent). Adams and Douglas counties reported the smallest over-the-year increases in the average rental rate, both rising 6.1 percent for all apartment types.

Foreclosures

Foreclosure filings in Jefferson County increased between the first quarters of 2015 and 2016. Foreclosure filings in the county rose 24.3 percent compared with the previous year to 169 total filings. Jefferson County recorded the largest over-the-year increase in foreclosures of the seven Metro Denver counties. Foreclosure filings also increased between the fourth quarter of 2015 and the first quarter of 2016, rising 15 percent.

Metro Denver recorded a 15.9 percent increase over-the-year and a 17.3 percent increase over-the-quarter, reporting 941 total foreclosure filings during the first quarter of 2016. Despite the increase in foreclosures for Metro Denver and Jefferson County, foreclosures continue to be among the lowest levels on record.



Residential Construction

Residential building permits in Jefferson County increased 84.3 percent between the first quarters of 2015 and 2016. Single-family detached permits accounted for 73.5 percent of the total permits issued during the first quarter of 2016 with 474 units. There was a 42.3 percent increase over-the-year in single-family detached permits issued throughout Jefferson County. Multi-family building permits increased during the period, rising from five permits issued during the first quarter 2015 to 171 permits issued during the first quarter of 2016. There were no

single-family attached permits issued during the first quarter of 2016, 12 fewer permits than the same quarter the previous year.

Jefferson County Residential Building Permits

	Single-Family Detached		Single-Family Attached		Multi-Family		Total Units	
	1Q 2016	1Q 2015	1Q 2016	1Q 2015	1Q 2016	1Q 2015	1Q 2016	1Q 2015
Unincorp. Jefferson County	110	65	-	4	16	-	126	69
Arvada	239	142	-	-	-	-	239	142
Edgewater	-	-	-	-	-	-	-	-
Golden	1	1	-	-	-	-	1	1
Lakewood	56	90	-	-	155	-	211	90
Westminster*	51	19	-	-	-	-	51	19
Wheat Ridge	17	16	-	8	-	5	17	29
Total Units	474	333	0	12	171	5	645	350

*Westminster included in Adams and Jefferson Counties. Total may reflect construction not in Jefferson County. Source: U.S. Census Bureau.

The Jefferson County cities reported similar trends across the three building permit categories between the first quarters of 2015 and 2016. Multi-family permits were only issued in Unincorporated Jefferson County and Lakewood. Arvada reported the largest number of total single-family detached permits within the county, reporting 239 permits for the quarter, a 68.3 percent increase over the previous year’s level. Westminster reported a 168.4 percent increase in single-family detached permits, the largest percentage increase of the seven submarkets. Lakewood issued 56 single-family detached home permits during the first quarter of 2016, a decrease of 37.8 percent compared with the prior year.

- Metro West Housing Solutions projects:
 - **CityScape at Belmar:** 130 units of low and moderate income housing for seniors, opened in late November. This LEED Platinum building provides beautiful homes for seniors in a vibrant and walkable neighborhood. It is the only affordable housing built in Belmar and will be a real asset to the community.
 - **Lamar Station Crossing-Phase II:** This phase will complete the campus of the extremely successful TOD community that opened in 2014. It will add 65 units of low and moderate income housing for families for a total of 175 units on the campus. MWHS will apply for funding in 2016 and, if successful, will begin construction in early to mid-2017 and open the following year.
 - **5800 W. Alameda:** Will be 160 units of affordable family housing, both in the existing 7-story office tower and a newly constructed building. The \$35 million project will improve that part of the Alameda corridor through additional residential product and improving a blighted, vacant building. The New America School will remain in the attached retail space. The new property will add a more urban feel and will offer a significantly improved view than the current acres of asphalt parking. MWHS hopes to begin construction in early 2017 and open in mid-2018.

Commercial Real Estate

- ◆ A new master planned commercial development, called 3-D Systems Technology Center at Mountain West, secured an anchor tenant and is constructing additional speculative buildings. The 25-acre park is located at C-470 between Bowles and Belleview Avenues. There was a 33,500-square-foot speculative building recently completed and a 50,000-square-foot speculative building is currently under construction. The completed project will eventually have 300,000 to 325,000 square feet of Class A single-story buildings of various sizes.
- ◆ The Colorado School of Mines broke ground on a \$50 million, 100,000-square-foot building that will serve as the university’s physics department as part of the College of Applied Science and Engineering. The space will support highly collaborative partnerships between the college’s four departments and two interdisciplinary programs.

- ◆ Jefferson County Public Schools broke ground on a \$25 million K-8 school in Arvada, the district's first new construction project in a decade. The school, called Candelas Elementary, is part of the master planned community Candelas in Arvada near Welton Reservoir. The school will be 100,000 square feet and will be built on a 10-acre site at 19486 W. 94th Avenue. Spokespersons stated the school is being designed as a neighborhood school that will serve as a community amenity and a model for future Jefferson County schools with break-out spaces for student collaboration, a learning commons, and intentional connections to the outdoors.

Note: lease rates for industrial, flex, and retail property are triple-net; office rates are full-service.

Office Market

Vacancy rates for the Jefferson County office market continued to improve for two of the three classes of office space between the first quarters of 2015 and 2016. The market also added about 168,220 square feet of Class B office space to the market over-the-year, representing 29.4 percent of all Class B space added in Metro Denver. Class B space reported the largest decline in the vacancy rate, falling 2.1 percentage points to 15.4 percent. Class A vacancy declined 0.3 percentage points over-the-year, falling to 8.8 percent. The vacancy rate for Class C space rose 1.3 percentage points to 9.4 percent.

The average lease rates for office space in Jefferson County rose across two of the three classes of office buildings through the first quarter of the year. Class B space reported the largest increase in the average lease rate, rising 3 percent to \$18.82 per square foot. The average lease rate for Class C space increased 0.9 percent to \$14.44 per square foot. The average lease rate for Class A space fell 1.2 percent to \$25.78 per square foot.

The Metro Denver office market continued to tighten across all three classes of office space between the first quarters of 2015 and 2016. The market added over 2.27 million square feet of Class A and Class B office space to the market over-the-year. Class C space reported the largest decline in the vacancy rate, falling 0.9 percentage points over-the-year to 4.7 percent. Class A and Class B space also recorded declines in the vacancy rate, falling 0.4 percentage points and 0.7 percentage points, respectively. The average lease rate in the office market improved significantly over-the-year. Class B space reported the largest increase in the average lease rate, rising 6.9 percent to \$21.85 per square foot. Class A and Class C office lease rates also reported increases, rising 2.1 percent and 1.9 percent, respectively.

Industrial Market

Industrial vacancy in Jefferson County was mixed during the first quarter of 2016. The industrial warehouse market reported a 0.5 percentage point decline in the vacancy rate between the first quarters of 2015 and 2016, falling from 1.5 percent to 1 percent. The vacancy rate is among the lowest warehouse vacancy rates since the availability of the data in Jefferson County. The average lease rate in the industrial warehouse market increased 2.5 percent over-the-year to \$7.69 per square foot. The vacancy rate in the flex/R&D market was unchanged over-the-year, remaining at 3.7 percent vacancy. The average lease rate rose 8.7 percent during the same period, increasing to \$10.60 per square foot. Between the first quarters of 2015 and 2016, the industrial warehouse market added 30,415 square feet of space and the flex/R&D market added 17,000 square feet of space, representing 6 percent and 62.5 percent of space added in Metro Denver, respectively.

The industrial market in Metro Denver loosened between the first quarters of 2015 and 2016. The industrial warehouse market reported a 0.4 percentage point increase in the vacancy rate, rising from 2.9 percent to 3.3 percent. The average lease rate rose 16.7 percent to \$7.34 per square foot. The flex/R&D market in Metro Denver reported a 4.7 percentage point increase in the vacancy rate over-the-year, rising to 11.7 percent from 7 percent. The average lease rate rose 6.6 percent during the period to \$11.13 per square foot.

Retail Market

The Jefferson County retail market reported a 0.5 percentage point decrease in vacancy to 5.9 percent in the first quarter of 2016. The vacancy rate is among the lowest fourth quarter vacancy rates since the availability of the data. The average lease rate increased 0.9 percent between the first quarters of 2015 and 2016, rising \$0.13 to \$13.88 per square foot. The county added 152,891 square feet to the retail market over-the-year, representing 11.6 percent of the 1.3 million square feet added in Metro Denver during the period.

The Metro Denver retail market reported similar trends to Jefferson County through the first quarter of the year. The vacancy rate in the area fell 0.2 percentage points to 4.8 percent during the period, reporting the lowest rate in Metro Denver since the availability of the data in 2006. The average lease rate increased 2.7 percent during the same period, rising from \$15.79 per square foot to \$16.21 per square foot.

Jefferson County Commercial Vacancy and Lease Rates by Property Type

	Total Existing Square Footage		Vacancy Rate		Avg Lease Rate (per sq. ft.)	
	1Q 2016	1Q 2015	1Q 2016	1Q 2015	1Q 2016	1Q 2015
Office						
Jefferson County						
Class A	4,857,412	4,857,412	8.8%	9.1%	\$25.78	\$26.08
Class B	13,862,368	13,694,153	15.4%	17.5%	\$18.82	\$18.27
Class C	3,439,587	3,439,587	9.4%	8.1%	\$14.44	\$14.31
Metro Denver						
Class A	62,445,144	60,743,558	9.2%	9.6%	\$29.92	\$29.31
Class B	93,725,858	93,154,592	10.6%	11.3%	\$21.85	\$20.44
Class C	21,391,272	21,391,272	4.7%	5.6%	\$16.95	\$16.64
Industrial						
Jefferson County						
Industrial Warehouse	7,992,101	7,961,686	1.0%	1.5%	\$7.69	\$7.50
Flex/R&D	1,402,784	1,385,784	3.7%	3.7%	\$10.60	\$9.75
Metro Denver						
Industrial Warehouse	130,298,598	129,787,955	3.3%	2.9%	\$7.34	\$6.29
Flex/R&D	10,267,556	10,240,366	11.7%	7.0%	\$11.13	\$10.44
Retail						
Jefferson County	33,859,023	33,706,132	5.9%	6.4%	\$13.88	\$13.75
Metro Denver	162,433,583	161,113,106	4.8%	5.0%	\$16.21	\$15.79

Note: Vacancy rate and average lease rate are for direct space only (excludes sublet space). Industrial, flex, and retail lease rates are triple-net; office rates are full-service.

Source: CoStar Realty Information, Inc.

Commercial Construction

There was over 108,000 square feet of commercial space completed in Jefferson County through the beginning of 2016, consisting of 12,100 square feet of retail space, 32,000 square feet of office space, 33,500 square feet of flex space, and 30,400 square feet of industrial space. There were six buildings completed during the first quarter of 2016. The largest buildings were a 33,500-square-foot flex building in Littleton and the 32,000-square-foot Prospector Place office building at 708 13th Street in Golden.

There was about 611,700 square feet of commercial space under construction through the beginning of 2015. The office market represented the majority of projects in the pipeline, with 222,600 square feet of office space under construction during the first quarter. There was 210,100 square feet of industrial space and 119,400 square feet of flex space under construction during the same period.

Provided by:

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303-991-0070
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June 2016



Jefferson County, Colorado

Quarterly Economic Report – Second Quarter 2016



Forward Jeffco Update



Year	Jobs	Capital Investment	Real Estate Absorption (sq. ft.)
2013	1,009	\$93,200,000	816,292
2014	1,984	\$488,420,145	883,354
2015	2,206	\$140,066,323	718,985
2016 (to-date)	942	\$107,402,819	298,090
TOTAL	5,961	\$829,089,287	2,716,721

Goal: 7,500 new primary jobs over 5-year FI period (1,500/year).

Job Impact & Multiplier Effect



Impact Summary of Jobs	7,500	5,961 (to-date)
Jobs (direct + indirect)	13,672	10,849
Output	\$2,504,224,484	\$1,990,360,017
Earnings/Payroll	\$996,564,134	\$792,067,875
Disposable Personal Income	\$899,897,413	\$715,236,546
Consumer Expenditures	\$826,105,825	\$602,937,267
Savings Deposit Potential	\$32,032,289	\$26,108,180
Sales Taxes	\$31,032,289	\$24,666,618
Property Taxes	\$30,127,434	\$23,945,337

Source: NCDS Input / Output model for Jefferson County

Jefferson County Economic Development Corporation

Jeffco Economic Headlines



Chatham Financial
ADVISORY | TECHNOLOGY | SOLUTIONS



Jefferson County Economic Development Corporation

Business Activity



Business and Employment Indicators by Supersector

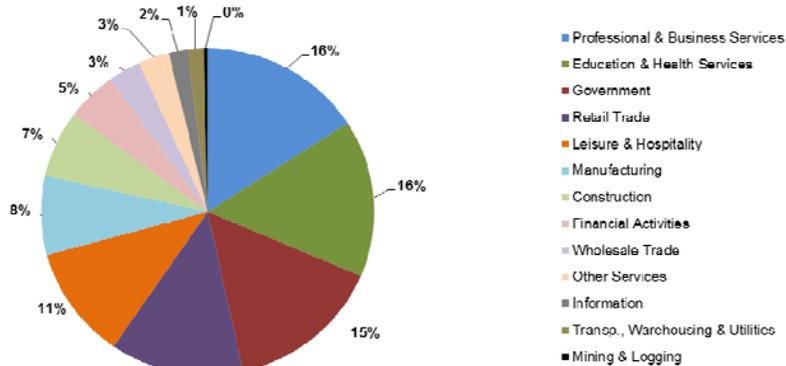
	Jefferson County				Metro Denver			
	Quarterly Business Count		Average Weekly Wage		Quarterly Employment Level		Quarterly Employment Level	
	4Q 2015	4Q 2014	4Q 2015	4Q 2014	4Q 2015	4Q 2014	4Q 2015	4Q 2014
Total All Industries	19,179	18,331	\$1,081	\$1,042	232,373	225,668	1,559,558	1,511,877
Private Sector								
Mining & Logging	144	144	\$1,420	\$1,627	924	861	13,367	15,367
Construction	2,035	1,894	\$1,194	\$1,159	15,307	14,021	88,375	84,217
Manufacturing	503	485	\$1,904	\$1,769	18,177	17,156	86,074	83,854
Wholesale Trade	1,523	1,488	\$1,940	\$1,880	7,368	7,438	76,367	74,580
Retail Trade	1,774	1,724	\$595	\$574	30,141	29,354	157,444	152,564
Transp., Warehousing & Utilities	279	267	\$1,422	\$1,497	3,515	3,413	52,510	51,274
Information	302	288	\$1,456	\$1,463	4,303	4,011	53,270	52,620
Financial Activities	2,119	2,035	\$1,252	\$1,194	11,414	11,031	107,659	103,159
Professional & Business Services	5,400	5,090	\$1,480	\$1,441	36,896	36,542	288,353	281,372
Education & Health Services	1,966	1,851	\$908	\$851	36,143	35,162	200,908	191,571
Leisure & Hospitality	1,434	1,408	\$379	\$356	25,954	24,830	170,200	162,373
Other Services	1,501	1,439	\$733	\$719	6,985	6,802	47,198	46,225
Government	177	184	\$1,046	\$1,021	35,211	35,012	217,591	212,506

Jefferson County Economic Development Corporation

Employment Activity



Jefferson County Employment by Supersector
Fourth Quarter 2015



Source: Colorado Department of Labor and Employment, Labor Market Information, Quarterly Census of Employment and Wages (QCEW)

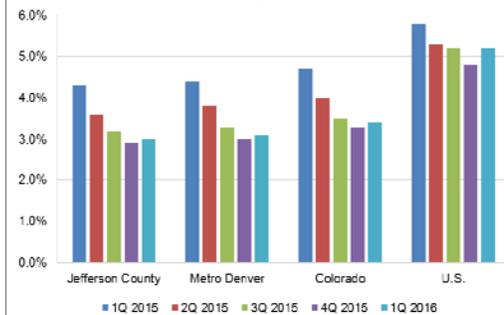
Jefferson County Economic Development Corporation

Employment Activity



	Labor Force			Unemployment Rate	
	1Q 2016	1Q 2015	Yr/Yr % Change	1Q 2016	1Q 2015
Jefferson County	313,240	309,152	1.3%	3.0%	4.3%
Metro Denver	1,659,449	1,639,152	1.2%	3.1%	4.4%
Colorado	2,859,161	2,815,907	1.5%	3.4%	4.7%
U.S. (000s)	158,160	156,194	1.3%	5.2%	5.8%

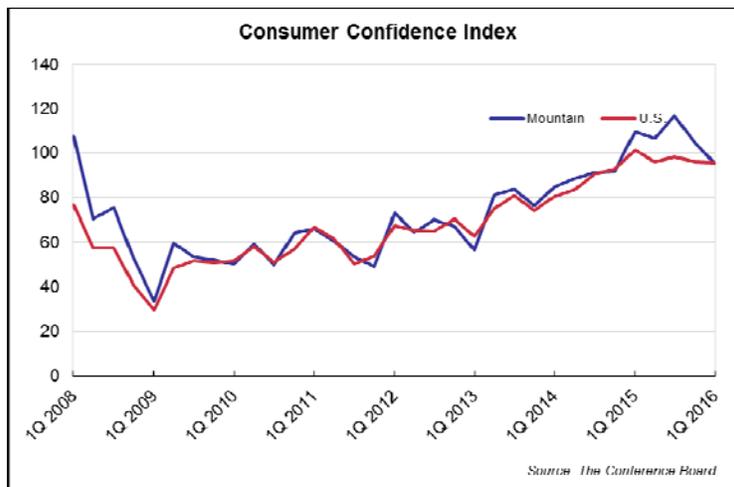
Unemployment Rates



Source: Colorado Department of Labor and Employment, Labor Market Information, U.S. Bureau of Labor Statistics

Jefferson County Economic Development Corporation

Consumer Activity



Source: The Conference Board

Jefferson County Economic Development Corporation

Consumer Activity



Metro Denver Total Retail Sales (\$000s)

County	City	4Q 2015	4Q 2014	Yr/Yr % change
Adams		\$5,682,668	\$6,010,676	-5.5%
Arapahoe		\$5,777,055	\$6,063,664	-4.7%
Boulder		\$3,036,560	\$3,137,873	-3.2%
Broomfield		\$720,001	\$745,793	-3.5%
Denver		\$7,750,745	\$8,003,170	-3.2%
Douglas		\$2,661,773	\$2,343,368	13.6%
Jefferson		\$4,592,678	\$4,580,990	0.3%
	Arvada	\$714,160	\$651,554	9.6%
	Conifer	\$39,084	\$36,236	7.9%
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	Wheat Ridge	\$391,802	\$522,340	-25.0%
	Unincorporated	\$597,034	\$603,395	-1.1%

Jefferson County Economic Development Corporation

Residential Real Estate



Existing Home Sales

	Metro Denver County Markets							Metro Denver Total
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Home Sales								
<i>Single-Family Detached</i>								
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Average Sold Price								
<i>Single-Family Detached</i>								
1Q 2016	\$296,917	\$373,863	\$540,628	\$396,854	\$433,049	\$473,207	\$410,308	\$409,296
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1Q 2016	\$191,565	\$197,743	\$348,364	\$248,477	\$284,681	\$280,869	\$215,690	\$239,017
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Source: ColoradoComps.

Jefferson County Economic Development Corporation

Residential Real Estate



Jefferson County Residential Building Permits

	Single-Family Detached		Single-Family Attached		Multi-Family		Total Units	
	1Q 2016	1Q 2015	1Q 2016	1Q 2015	1Q 2016	1Q 2015	1Q 2016	1Q 2015
Unincorp. Jefferson County	110	65	-	4	16	-	126	69
Arvada	239	142	-	-	-	-	239	142
Edgewater	-	-	-	-	-	-	-	-
Golden	1	1	-	-	-	-	1	1
Lakewood	56	90	-	-	155	-	211	90
Westminster*	51	19	-	-	-	-	51	19
Wheat Ridge	17	16	-	8	-	5	17	29
Total Units	474	333	0	12	171	5	645	350

Jefferson County Economic Development Corporation

Commercial Real Estate



Jefferson County Commercial Vacancy and Lease Rates by Property Type

	Total Existing Square Footage		Vacancy Rate		Avg Lease Rate (per sq. ft.)	
	1Q 2016	1Q 2015	1Q 2016	1Q 2015	1Q 2016	1Q 2015
Office						
Jefferson County						
Class A	4,857,412	4,857,412	8.8%	9.1%	\$25.78	\$26.08
Class B	13,862,368	13,694,153	15.4%	17.5%	\$18.82	\$18.27
Class C	3,439,587	3,439,587	9.4%	8.1%	\$14.44	\$14.31
Metro Denver						
Class A	62,445,144	60,743,558	9.2%	9.6%	\$29.92	\$29.31
Class B	93,725,858	93,154,592	10.6%	11.3%	\$21.85	\$20.44
Class C	21,391,272	21,391,272	4.7%	5.6%	\$16.95	\$16.64
Industrial						
Jefferson County						
Industrial Warehouse	7,992,101	7,961,686	1.0%	1.5%	\$7.69	\$7.50
Flex/R&D	1,402,784	1,385,784	3.7%	3.7%	\$10.60	\$9.75
Metro Denver						
Industrial Warehouse	130,298,598	129,787,955	3.3%	2.9%	\$7.34	\$6.29
Flex/R&D	10,267,556	10,240,366	11.7%	7.0%	\$11.13	\$10.44
Retail						
Jefferson County	33,859,023	33,706,132	5.9%	6.4%	\$13.88	\$13.75
Metro Denver	162,433,583	161,113,106	4.8%	5.0%	\$16.21	\$15.79

Note: Vacancy rate and average lease rate are for direct space only (excludes sublet space). Industrial, flex, and retail lease rates are triple-net; office rates are full-service.

Source: CoStar Realty Information, Inc.

Jefferson County Economic Development Corporation



1667 Cole Blvd. Ste 400
Golden, CO 80401
Tel. 303-202-2965
www.jeffcoedc.org



10184 W. Belleview Ave., Ste 100
Littleton, CO 80127
Tel. 303-991-0070
www.developmentresearch.net



Jeffco BRC provides services and support to the small business community in Jefferson County and is the centralized hub for all business resources. We offer no-cost and low-cost services and support to businesses with 1 – 6 employees. We offer free, unlimited and confidential business advising and a wide variety of business education programs and workshops. By providing comprehensive services, training and resources for both start-up and established businesses, Jeffco BRC fosters business development, growth and entrepreneurial activity within Jefferson County.

Jeffco BRC has a new business adviser – Lou Rivero. (Please see attached bio)

Jeffco BRC - Business Client Interactions – January – June 2016

Total Clients Seen YTD – Counseling & Classes	314
Number of Business Advising Hours	278.5 hours
Start-Up Counseling Clients	57.33%
Existing Businesses Counseling Clients	41.67%

Most requested services for start-up businesses:

- 1.) Business Plan Writing & Review
- 2.) Registration/Licensing
- 3.) Feasibility Research,

Most requested services for established businesses:

- 1.) Marketing Analysis
- 2.) Organization Structure
- 3.) Networking and Strategic Partnerships

Jeffco BRC Client Area Demographics – January – June 2016

Arvada: 25.68%	Unincorporated Jeffco: 20.20%
Golden: 14.73%	Lakewood: 25.67%
Wheat Ridge: 8.9%	

JCBRC BEST/Business Seminar – January – June 2016

2016 BEST Business Seminars Offered YTD	14
Average Class Attendance	10
Total Seminar Attendees	134

2016 – Other Programs & Upcoming Fall Workshops

Mountain Communities

Jeffco BRC offers business advising to the mountain area business communities on a quarterly basis. We also provide business education, quarterly – alternating between Evergreen & Conifer.

Jeffco Business Resource Expo – September 22, 2016

This annual event provides the opportunity for Jeffco BRC to connect the small business community with the many business resources available to them within Jefferson County. The event hosts more than 30 resources and provides an outstanding opportunity for networking of both attendees and vendors alike.

The 2016 Expo will feature speaker/author: Tim Brown, “Life Leadership – Leading from the Inside Out”. Based on the book – *Jumping into the Parade* (please see attached speaker bio)

Coming Up 4th Quarter:

QuickBooks – 4 week training series for beginners.

SBA – Import/Export Workshop – October 20, 2016

SBA Financing Workshop – August 23, 2016

Spanish speaking classes coming to Jeffco BRC!



Launch! Your Ticket to Small Business Success

Launch! is a 7-week intensive business program designed for start-up and new business owners that have been in business one year or less. The program is designed to build a strong business foundation and understanding and provide a skill set for success. Launch! focuses on several aspects of business ownership. The current program topics are Business Plan Writing, Marketing, Business Law & Liability, Business Taxes and Bookkeeping, Networking, Presentation Skills, Customers Service, and Business Success Mind Set. Upon completion of the program the attendees have an opportunity to meet and connect with a mentor.

In 2016, the program was extended to 7-weeks and is always evolving. We continuously strive to increase value and benefit for both the attendees and instructors.

Launch! 2015

Program Dates	Start-Up Business	Existing Business One year or less in business	Graduated Course	Opened and Currently in Business
February – April	5	4	9	5
May – June	9	1	7	6
October – November	8	1	9	8
Total Business	22	6	25	19

Launch! 2016

Program Dates	Start-Up Business	Existing Business	Graduated Course
February - March	9	2	10
May – June	12	0	10
September – Nov.	TBD	TBD	TBD

The Launch! program is on track to exceed our 2015 Launch! records!

Jeffco BRC has a new program!



Gurus is a mentor program that connects seasoned Jefferson County business owners, who are willing to share their knowledge and experience, with Jeffco BRC clients who have interest and desire to learn from the best. This program is designed for start-up, new and existing business owners to function as a catalyst for evolution and growth.

Business owners face a lot of challenges and don't always know where to turn for help. What better way to find solutions and best practices than by asking someone who has "been there" and understands the common pitfalls associated with owning a business.

Gurus is an excellent opportunity for Jeffco business owners to help bolster economic growth and development within their community. In this way, business owners take an active step and help improve the business climate and ensure success for future generations of small businesses.

The **Gurus** program was designed to support the Launch! program but is open to all Jefferson County businesses.



AREAS OF EXPERTISE

Planning...Systems Development...Human Resources...Cost Analysis
Operations...Procedures...Cash Flow, Service
Industries...Medical...Retail...Construction
Manufacturing and Franchising

Lou Rivero holds a professional degree to the Master's level with over 30 years of well documented and an unusually strong record of success in small business development and growth.

Highly articulate, analytical, personable and very energetic with a proven ability to analyze and identify business strengths, industry standards and strategies. Forges and maintains solid client relationships to pave the way for both long and short-range expansion, growth and preparing for the sale of the company.

Lou has a proven strategic and operational abilities that has expanded and turned around businesses. Results-oriented with a well-earned reputation for strong and consistent bottom-line improvements and contributions

SIGNIFICANT ACCOMPLISHMENTS

Owned, operated and marketed a successful business consulting practice for 18 years, specializing in small business growth and development. Areas of concentration being **Planning** (business, marketing, strategic, culture, exit) **People** (human resources, policy manuals, accountability, job descriptions, **Profits** (cash flow analysis, budgets, growth capital investments, bank and investment capital contacts) **Procedures** (systems development, operation manuals, identification of gaps and overlaps and organization reporting) and **Promotions** (market analysis, marketing directions and materials, client profits, expansion, product mix).

Integral part of the start-up and growth of an International Franchise Company, Involved with raising the initial capital, preparation of legal documents, financial and cash flow management, site selection, human resources, office management, purchasing, merchandising and on-going training. The Company (Callanetics Franchise Corporation) made franchise history by selling 100 franchises in year one.

Worked closely with financial advisors to develop financial documents that were used for cash flow management, expansion and loan packets

Planned capital funding program to raise between a half to two million dollars. Produced pro-formas, business plans, private placement memorandums and pulled together all necessary legal and financial documents. Active member of capital raising presentation teams

Marketed two start-up businesses in three years with customer bases of 300, maximized the use of the media with featured articles in the local major newspapers and TV news coverage.



Tim Brown, Three Creative

Author Tim Brown is a devoted father, businessman and community leader. He is the founder of Three Creative, a leadership organization that aims to provide the motivation for each of us to focus on faith, family and friends at our core by delivering a simple message: for true success, you must live and lead from the inside out.

Previously, he was the president of Concord Energy Holdings, a Colorado-based integrated commodity logistics and oilfield services company. Prior to Concord, he was the Founder and CEO of Radius Media Holdings, a position he held for more than 11 years. Radius Media provided a broad stratum of marketing platforms that ranged from radio broadcasting, including 12 locations in Colorado, 18 owned-and-operated live events in the Colorado resort communities, a large-format printing company and a sponsorship marketing agency. Clients included CBS Outdoor, The City and County of Denver's Theatres and Arenas and multiple national advertising agencies.

Brown began his career more than 20 years ago in sales management in the high tech and telecommunications industry. During the course of a decade, he worked with both established and start-up companies in Denver, Chicago and Sydney, Australia including Cisco Systems, Alteon Web Systems (Nortel Networks), American Power Conversion and Xircom. His passion was finding new ways to genuinely serve his customers, build strong internal teams and focus on long-term, meaningful relationships in the workplace and in the community.

Brown earned a bachelor's degree from Colorado State University with a focus on political science and continues to support the University through business and personal endeavors.

Brown understands the importance of community involvement and is committed both personally and professionally to helping others experience the freedom we receive by living and leading from the inside out. He has shared his passion by delivering keynote presentations at international franchisee conferences, MasterMind Groups, YPO events and industry conferences, as well as during public CSU forum discussions. He continues to share his message with groups, large and small, and has created a corporate training program designed to inspire, motivate and improve the working and personal lives of employees, managers and executive teams by teaching them how to Jump into their own Parade.

During the past decade, Brown was instrumental in helping The Colorado Meth Project, Man Therapy, Denver Area Council, Boy Scouts of America, and other non-profit organizations through his past board involvement with a large family foundation. He now serves as a board member for the Denver Council of Boy Scouts of America, Colorado Uplift, and Lead Like Jesus. He is also an active member of the Rocky Mountain Chapter of YPO International. He is also a member of Restoration Community Church in Denver.

Board of County Commissioners
Parks Update
July 12, 2016

ITEMS FOR BOARD CONSIDERATION / ACTION

**1. Colorado State Historical Fund - Grant Project #2011-01-020,
Third Amendments to Grant Contract and Pleasant View Metropolitan District
Intergovernmental Agreement**

In 2011, the County entered into a Grant Contract with the State of Colorado for interior renovation of the Recreation Hall/Building 48, located in Pleasant View Community Park at Camp George West. The County leases Pleasant View Community Park to the Pleasant View Metropolitan District (Pleasant View), which is performing the interior renovation project. In 2011, the County also entered into an Intergovernmental Agreement with Pleasant View that specifies certain obligations of Pleasant View under the Grant Contract.

The Grant Contract had been amended twice to extend the Contract term to afford Pleasant View the opportunity to complete the project. The proposed third Amendment to the Grant Contract changes the funding amounts for certain line items in the project budget without changing the total project cost. A third Amendment to the Intergovernmental Agreement will also incorporate the new terms of the third Grant Contract Amendment.

<u>Project Line Item</u>	<u>Original Project Budget</u>	<u>Revised Project Budget</u>
Professional Services	\$22,300	*\$22,300
Ceiling & Walls	\$10,821	\$17,259
Floors	\$9,580	\$16,129
Fireplace	\$8,600	\$5,000
Room Partitionings	\$36,093	\$24,745
Building Systems	\$84,120	\$107,812
Interpretive Signs	\$3,000	*\$3,000
Contingency	\$21,731	\$0
Total	\$196,245	\$196,245

*No change in revised budget

Staff is requesting BCC approval and a Resolution for the Amendments to the Grant Contract and Intergovernmental Agreement.

2. 2016 Jefferson County Fairgrounds Budget Supplemental Requests

Jeffco Fairgrounds is requesting the following safety and infrastructure items to supplement ongoing operations and enhance revenue opportunities to ensure a successful 2016 Jeffco Fair & Festival and design of future capital improvements. Some of these expenses are first-time and one-time investments for the Jeffco Fair & Festival and other operations. These resources will allow for better customer service, enhanced event capabilities and expanded cost recovery possibilities.

In 2016, with the presentation of the annual Jeffco Fair & Festival, the Fairgrounds and Jefferson County are creating a County celebration that will educate, entertain and invite community involvement. This showcase of Jefferson County's past, present and future has identified some additional, one-time facility needs to ensure its success.

Staff is requesting \$116,000 in supplemental budget allocation for 2016 as follows (\$66,000 Fair & Festival and \$50,000 for design of future capital projects):

A. Safety Equipment

Electrical Cable Ramps/Protectors

Estimated Rental Cost: \$3,000

Estimated Purchase Cost: \$8,000

Notes: CTF allowable. These will be rented out to other events (on and offsite) as a supplemental revenue source.

Safety Barricade

Estimated Rental Cost: \$6,000

Estimated Purchase Cost: \$10,000

Notes: CTF allowable. These will be rented out to other events (on and offsite) as a supplemental revenue source.

B. Ticket Booths

Estimated Rental Cost: N/A – no local/regional rental vendor

Estimated Purchase Cost: 4 booths - \$20,000

Notes: CTF allowable. While FACM is unable to construct these units, assistance with any possible modifications has been offered. These portable booths could be rented out to other events (on and offsite) as a supplemental revenue source.

C. Recycled Asphalt Millings

Estimated Rental Cost: N/A

Estimated Purchase Cost: \$25,000 (1,500 yards)

Notes: CTF allowable. This material is needed to create safer, drier surfaces (currently dirt or gravel) and pathways for public foot traffic across the grounds, campus and Fair & Festival site.

D. Performing Rights Licenses

Estimated Rental Cost: N/A

Estimated Purchase Cost: \$3,000 (for three licenses (ASCAP, BMI & SESAC)

Notes: NOT CTF allowable. These venue licenses are required for Jefferson County to avoid potential fines for commercial music use at the Fair & Festival. This would be an annual cost for the facility moving forward.

E. Design for Future Capital Projects

Estimated Purchase Cost: \$50,000

Notes: CTF allowable. The Fairgrounds team continues to study and address facility/grounds maintenance, technology, functional, aesthetic improvements and needs. This will provide funding for a number of capital improvements, renovations and upgrades scheduled to begin late in 2017. This scope of work to the Fairgrounds Exhibit Halls and Conference Rooms includes:

- Building marquee relocation
- Ingress/egress design
- Portable/mobile staging
- Audio, visual, sound and lighting enhancements
- Acoustical enhancements including mobile walls
- Aesthetic updating of paint, flooring, signage, restrooms, hallways, food prep/serving area, kitchen and conference rooms
- Functional updating to storage areas and food prep/serving area and kitchens
- Larger dock access
- Coordinated upgrades with the Jeffco FACM HVAC ductwork rerouting/upgrade project

Staff is requesting a Fairgrounds Budget Supplemental of \$116,000.

3. Annual Pavement Preservation – South Valley, Apex and Van Bibber Parks

As part of an annual asphalt asset management plan, Open Space identifies priority pavement maintenance and preservation projects. Open Space identified three priority projects for 2016 and received a bid from A-1 Chipseal Company for a total cost of \$119,484.15 to complete the project.

South Valley Park

This comprehensive trail pavement preservation project includes removing and replacing 129 trail locations with new hot mix asphalt. Once the problem areas are replaced, the entire trail will be crack sealed and slurry sealed. These preservation efforts should improve visitor safety and prolong the life of the trail by 5 to 10 years. The cost for the South Valley Park site is \$33,701.95.

Apex & Van Bibber Parks

Cape sealing an asphalt surface adds structural integrity to existing asphalt at a lower cost than a complete hot mix overlay. The cape seal process should prolong the life of these asphalt surfaces by 7 to 12 years. The cost for Apex Park is \$47,144.00 and the cost for Van Bibber Park is \$38,638.20.

Staff is requesting BCC approval and a Resolution to enter into the Contract with A-1 Chipseal Company.

4. West Laurel Park Community Playground Grant Request – Citizen Request

This is a community-build playground project that the neighborhood has raised almost \$100,000 to complete. It will be completed with volunteers from the LDS Church that are lead by staff. The community would like to include a small shelter and accessible picnic table at a cost of about \$6,000. They have requested a CTF grant from the BCC for this project that is similar in nature and scope to other projects the Board has funded.

ITEMS OF INTEREST

5. Jeffco Public Shooting Range

Staff will provide a brief update on this process and comments received to date.

BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER

**Compressed Natural Gas (CNG) Feasibility
Rocky Mountain Metropolitan Airport
July 12, 2016**

- For Information For Discussion/Approval
Prior to Future Hearing For Action

ISSUE: Will the Board of County Commissioners consider initiating coordination with the City of Westminster (and other interested parties) to further examine the potential for vehicle fleet conversion and feasibility of CNG station development?

BACKGROUND: The Rocky Mountain Metropolitan Airport conducted a Compressed Natural Gas (CNG) Feasibility Study for the construction of a CNG fueling station at the Airport to provide financial and air quality benefits and to take advantage of state grants to improve availability of CNG in the Denver Metro Area. The Denver Metropolitan Area has been identified as a non-attainment area for several National Ambient Air Quality Standards (NAAQS). CNG is known to burn cleaner than gasoline and diesel with a less volatile price, and would provide a sustainable option to conventional fuels. As a means to look for ways to improve air quality, financial stability and to advance overall sustainability efforts, the Airport is examining options to enhance the environmental, operational, financial, and social aspects of their facility and performance.

DISCUSSION: In developing the CNG station, the Airport could contribute to the reduction of harmful emissions, improve environmental and health benefits, provide a public service and increase diversification of revenue for the Airport. Review of the site indicates it could provide a good location for a CNG station. However, state grants that could make this project feasible require a higher level of fleet commitment than Rocky Mountain Metropolitan Airport would be able to provide. Therefore, partnerships with other communities would need to be examined to make the development of a CNG station under the state grant program feasible.

Identifying a larger fleet commitment would make the CNG station development eligible for the Colorado ALT Fuels state funding grant and would be needed to make this project financially feasible and sustainable. According to the CNG Feasibility Study, recommended next steps include further discussions with the City of Westminster to determine if partnership on fleet commitment is feasible. The development of a CNG station on airport property would generate non-aeronautical revenue for the Airport once fully developed. It would also provide a stable price for fuel for the Airport, which could reduce long term costs relative to fleet operation.

FISCAL IMPACT: There is no fiscal impact to the Airport for discussing possible partnership opportunities with the City of Westminster.

RECOMMENDATIONS: Staff recommends the BCC:

- Direct staff to coordinate with City of Westminster to discuss partnership opportunities for fleet commitment
- If a committed fleet is secured, direct staff to contact a developer to discuss construction/operational details and start detailing information needed for the grant application.

ORIGINATOR: Bryan Johnson, Airport Director, ext. 4851

CONTACTS FOR ADDITIONAL INFORMATION: Jeanie Rossillon, Director of Development and Transportation, ext. 8575

Jefferson County Colorado

Commissioners Briefing Compressed Natural Gas Feasibility Study

07/12/2016 BEJ

Rocky Mountain Metropolitan Airport



1

Compressed Natural Gas Feasibility Study

- Improve Air Quality – burns cleaner
- Less volatile price over time
- Provide a public service
- Advance sustainability efforts in Jefferson County
- Increase diversification of revenue at Airport

07/12/2016 BEJ

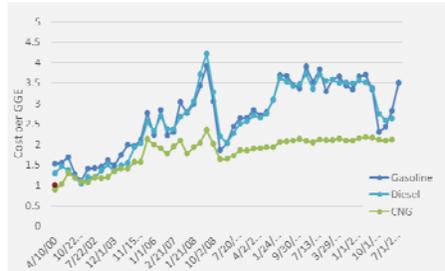
Rocky Mountain Metropolitan Airport



2

CNG - Background

- Domestically Produced
- Clean-burning Fuel
- Less-volatile Costs
- Powers Approximately 150,000 Vehicles in the U.S.



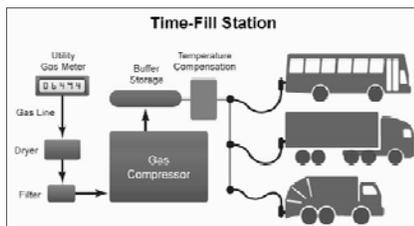
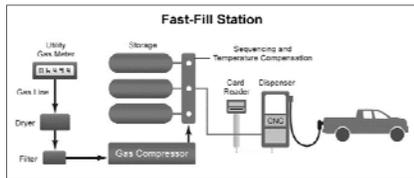
Fuel Source	Average Price 5 Years GGE (2011-2015)
CNG	\$2.10
Gasoline	\$3.33
Diesel	\$3.33

CNG - Background



- CNG Fueling Locations (Metro Area)

Types of CNG Stations



- High Pressure Fill
- Compressed Fuel in Storage Tanks
- Quick Fill (Comparable to Gasoline Pump)
- * *Eligible for ALT Fuels Grant*
- Low Pressure Fill
- Onsite Compressor, No Storage Tanks
- Slower Fill
- * *NOT Eligible for ALT Fuels Grant*

07/12/2016 BEJ

Rocky Mountain Metropolitan Airport



5

Inventory of Existing Conditions

- Xcel Baseline Site Assessment (location)
- Coordination with local jurisdictions and organizations
- RMMA Vehicle Fleet Audit
 - Only light- and medium-duty vehicles considered for conversion to CNG
 - Of 29 RMMA vehicles, 7 were determined as good candidates for conversion



07/12/2016 BEJ

Rocky Mountain Metropolitan Airport



6

CNG Barrier – Committed Vehicle Fleet

- **Coordination Efforts:**
 - Colorado Energy Office
 - Department of Energy Clean Cities Colorado
 - Xcel Energy
 - Jefferson County
 - City of Westminster
 - US 36 Commuting Solutions
 - Denver International Airport
 - City of Broomfield
- **City of Westminster:**
 - Staging fleet staging location is 5 miles from potential CNG site
 - Westminster has a 10 year plan to replace all vehicles in city
 - Open for discussion/ partnership

CNG ALT Fuels Grant

- Four-year, \$30 million initiative (2014-2017)
 - \$15 million for alternative fuel stations
 - \$15 million for vehicle fleet purchase/conversion
- Managed by Colorado Energy Office (CEO) and Regional Air Quality Council (RAQC)
- \$7 million available in 2017
 - DEADLINE: applications will be due 3 times a year through 2017



The screenshot shows the Colorado Alternative Fuels Funding Program 2014-2017 website. It features a header with the Colorado state logo and the program title. Below the header, there is a table with multiple columns, likely detailing funding opportunities, including categories like 'Alternative Fuel Station', 'Vehicle Fleet Conversion', and 'Vehicle Fleet Purchase'. The table contains various rows of data, though the text is small and difficult to read in detail.

Summary

- Airport provides good location for CNG site
 - Access from US-36 and Wadsworth
 - 20 minute drive time from other CNG sites
 - Preliminary review by Xcel indicates fast-fill could be feasible with line extensions

Summary

- Grant availability could make it cost effective IF adequate fleet could be committed
 - RMMA alone does not have the fleet necessary to create a competitive grant package
 - Would need to partner with other jurisdictions or organizations to put competitive package together

Recommended Next Steps

- Coordination with City of Westminster (and other interested parties)
- After securing committed fleet, contact developer to investigate construction/operation
 - Work with Xcel on detailed site plan
- If committed fleet is identified, pull together grant package by end of year

Questions?



BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER

**Marijuana Transporter Bill (HB16-1211)
July 12, 2016**

For Information

For Discussion/Approval
Prior to Future Hearing

For Action

ISSUE: Signed by the Governor on June 10, HB16-1211 establishes a licensing requirement for both medical and retail marijuana transporters.

BACKGROUND: Marijuana transporter licenses allow a person to provide logistics, distribution, and storage of marijuana and marijuana products.

DISCUSSION: To determine impact(s) to Jefferson County as it relates to HB16-1211, Marijuana Transporter Bill.

FISCAL IMPACT: TBD

RECOMMENDATIONS: No recommendation. For discussion only.

ORIGINATOR: Commissioner Rosier

CONTACTS FOR ADDITIONAL INFORMATION: Deborah Churchill (ext. 8502)

NOTE: This bill has been prepared for the signatures of the appropriate legislative officers and the Governor. To determine whether the Governor has signed the bill or taken other action on it, please consult the legislative status sheet, the legislative history, or the Session Laws.

An Act

HOUSE BILL 16-1211

BY REPRESENTATIVE(S) Melton, Garnett, Kraft-Tharp, Mitsch Bush, Ryden, Singer, Williams, Lebsock, Moreno;
also SENATOR(S) Baumgardner and Jahn, Aguilar, Carroll, Kerr, Neville T., Steadman, Woods.

CONCERNING LICENSING MARIJUANA TRANSPORTERS, AND, IN CONNECTION THEREWITH, MAKING AN APPROPRIATION.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. In Colorado Revised Statutes, 12-43.3-104, **add** (8.5) as follows:

12-43.3-104. Definitions. As used in this article, unless the context otherwise requires:

(8.5) "MEDICAL MARIJUANA TRANSPORTER" MEANS AN ENTITY OR PERSON THAT IS LICENSED TO TRANSPORT MEDICAL MARIJUANA AND MEDICAL MARIJUANA-INFUSED PRODUCTS FROM ONE MEDICAL MARIJUANA ESTABLISHMENT TO ANOTHER MEDICAL MARIJUANA ESTABLISHMENT AND TO TEMPORARILY STORE THE TRANSPORTED MEDICAL MARIJUANA AND MEDICAL MARIJUANA-INFUSED PRODUCTS AT ITS LICENSED PREMISES, BUT IS NOT AUTHORIZED TO SELL MEDICAL MARIJUANA OR MEDICAL

Capital letters indicate new material added to existing statutes; dashes through words indicate deletions from existing statutes and such material not part of act.

MARIJUANA-INFUSED PRODUCTS UNDER ANY CIRCUMSTANCES.

SECTION 2. In Colorado Revised Statutes, 12-43.3-202, **add** (2) (a) (XVIII.6) as follows:

12-43.3-202. Powers and duties of state licensing authority - rules. (2) (a) Rules promulgated pursuant to paragraph (b) of subsection (1) of this section may include, but need not be limited to, the following subjects:

(XVIII.6) MEDICAL MARIJUANA TRANSPORTER LICENSED BUSINESSES, INCLUDING REQUIREMENTS FOR DRIVERS, INCLUDING OBTAINING AND MAINTAINING A VALID COLORADO DRIVER'S LICENSE; INSURANCE REQUIREMENTS; ACCEPTABLE TIME FRAMES FOR TRANSPORT, STORAGE, AND DELIVERY; REQUIREMENTS FOR TRANSPORT VEHICLES; AND REQUIREMENTS FOR LICENSED PREMISES;

SECTION 3. In Colorado Revised Statutes, 12-43.3-301, **add** (1) (e) as follows:

12-43.3-301. Local licensing authority - applications - licenses. (1) A local licensing authority may issue only the following medical marijuana licenses upon payment of the fee and compliance with all local licensing requirements to be determined by the local licensing authority:

(e) A MEDICAL MARIJUANA TRANSPORTER LICENSE.

SECTION 4. In Colorado Revised Statutes, 12-43.3-401, **add** (1) (e) as follows:

12-43.3-401. Classes of licenses. (1) For the purpose of regulating the cultivation, manufacture, distribution, and sale of medical marijuana, the state licensing authority in its discretion, upon application in the prescribed form made to it, may issue and grant to the applicant a license from any of the following classes, subject to the provisions and restrictions provided by this article:

(e) MEDICAL MARIJUANA TRANSPORTER LICENSE.

SECTION 5. In Colorado Revised Statutes, **add** 12-43.3-406 as

follows:

12-43.3-406. Medical marijuana transporter license. (1) (a) A MEDICAL MARIJUANA TRANSPORTER LICENSE MAY BE ISSUED TO A PERSON TO PROVIDE LOGISTICS, DISTRIBUTION, AND STORAGE OF MEDICAL MARIJUANA AND MEDICAL MARIJUANA-INFUSED PRODUCTS. NOTWITHSTANDING ANY OTHER PROVISIONS OF LAW, A MEDICAL MARIJUANA TRANSPORTER LICENSE IS VALID FOR TWO YEARS, BUT CANNOT BE TRANSFERRED WITH A CHANGE OF OWNERSHIP. A LICENSED MEDICAL MARIJUANA TRANSPORTER IS RESPONSIBLE FOR THE MEDICAL MARIJUANA AND MEDICAL MARIJUANA-INFUSED PRODUCTS ONCE IT TAKES CONTROL OF THE PRODUCT.

(b) A LICENSED MEDICAL MARIJUANA TRANSPORTER MAY CONTRACT WITH MULTIPLE LICENSED MEDICAL MARIJUANA BUSINESSES.

(c) ON AND AFTER JULY 1, 2017, ALL MEDICAL MARIJUANA TRANSPORTERS SHALL HOLD A VALID MEDICAL MARIJUANA TRANSPORTER LICENSE; EXCEPT THAT AN ENTITY LICENSED PURSUANT TO THIS ARTICLE THAT PROVIDES ITS OWN DISTRIBUTION IS NOT REQUIRED TO HAVE A MEDICAL MARIJUANA TRANSPORTER LICENSE TO TRANSPORT AND DISTRIBUTE ITS PRODUCTS. THE STATE LICENSING AUTHORITY SHALL BEGIN ACCEPTING APPLICATIONS AFTER JANUARY 1, 2017.

(2) A MEDICAL MARIJUANA TRANSPORTER LICENSEE MAY MAINTAIN A LICENSED PREMISES TO TEMPORARILY STORE MEDICAL MARIJUANA AND MEDICAL MARIJUANA-INFUSED PRODUCTS AND TO USE AS A CENTRALIZED DISTRIBUTION POINT. THE LICENSED PREMISES MUST BE LOCATED IN A JURISDICTION THAT PERMITS THE OPERATION OF MEDICAL MARIJUANA CENTERS. A LICENSED MEDICAL MARIJUANA TRANSPORTER MAY STORE AND DISTRIBUTE MEDICAL MARIJUANA AND MEDICAL MARIJUANA-INFUSED PRODUCTS FROM THIS LOCATION. A STORAGE FACILITY MUST MEET THE SAME SECURITY REQUIREMENTS THAT ARE REQUIRED TO OBTAIN A MEDICAL MARIJUANA OPTIONAL PREMISE CULTIVATION LICENSE.

(3) A MEDICAL MARIJUANA TRANSPORTER LICENSEE SHALL USE THE SEED-TO-SALE TRACKING SYSTEM DEVELOPED PURSUANT TO SECTION 12-43.4-202 (1) TO CREATE SHIPPING MANIFESTS DOCUMENTING THE TRANSPORT OF MEDICAL MARIJUANA AND MEDICAL MARIJUANA-INFUSED PRODUCTS THROUGHOUT THE STATE.

(4) A MEDICAL MARIJUANA TRANSPORTER LICENSEE MAY:

(a) MAINTAIN AND OPERATE ONE OR MORE WAREHOUSES IN THE STATE TO HANDLE MEDICAL MARIJUANA AND MEDICAL MARIJUANA-INFUSED PRODUCTS; AND

(b) DELIVER MEDICAL MARIJUANA AND MEDICAL MARIJUANA-INFUSED PRODUCTS ON ORDERS PREVIOUSLY TAKEN IF THE PLACE WHERE ORDERS ARE TAKEN AND DELIVERED IS LICENSED.

SECTION 6. In Colorado Revised Statutes, 12-43.4-103, **add** (21.5) as follows:

12-43.4-103. Definitions. As used in this article, unless the context otherwise requires:

(21.5) "RETAIL MARIJUANA TRANSPORTER" MEANS AN ENTITY OR PERSON THAT IS LICENSED TO TRANSPORT RETAIL MARIJUANA AND RETAIL MARIJUANA PRODUCTS FROM ONE RETAIL MARIJUANA ESTABLISHMENT TO ANOTHER RETAIL MARIJUANA ESTABLISHMENT AND TO TEMPORARILY STORE THE TRANSPORTED RETAIL MARIJUANA AND RETAIL MARIJUANA PRODUCTS AT ITS LICENSED PREMISES, BUT IS NOT AUTHORIZED TO SELL RETAIL MARIJUANA OR RETAIL MARIJUANA PRODUCTS UNDER ANY CIRCUMSTANCES.

SECTION 7. In Colorado Revised Statutes, 12-43.4-202, **add** (3) (a) (XVII) as follows:

12-43.4-202. Powers and duties of state licensing authority - rules. (3) (a) Rules promulgated pursuant to paragraph (b) of subsection (2) of this section must include, but need not be limited to, the following subjects:

(XVII) RETAIL MARIJUANA TRANSPORTER LICENSED BUSINESSES, INCLUDING REQUIREMENTS FOR DRIVERS, INCLUDING OBTAINING AND MAINTAINING A VALID COLORADO DRIVER'S LICENSE; INSURANCE REQUIREMENTS; ACCEPTABLE TIME FRAMES FOR TRANSPORT, STORAGE, AND DELIVERY; REQUIREMENTS FOR TRANSPORT VEHICLES; AND REQUIREMENTS FOR LICENSED PREMISES;

SECTION 8. In Colorado Revised Statutes, 12-43.4-401, **amend**

(1) (d); and **add** (1) (f) as follows:

12-43.4-401. Classes of licenses. (1) For the purpose of regulating the cultivation, manufacture, distribution, sale, and testing of retail marijuana and retail marijuana products, the state licensing authority in its discretion, upon receipt of an application in the prescribed form, may issue and grant to the applicant a license from any of the following classes, subject to the provisions and restrictions provided by this article:

(d) Retail marijuana testing facility license; ~~and~~

(f) RETAIL MARIJUANA TRANSPORTER LICENSE.

SECTION 9. In Colorado Revised Statutes, **add** 12-43.4-406 as follows:

12-43.4-406. Retail marijuana transporter license. (1) (a) A RETAIL MARIJUANA TRANSPORTER LICENSE MAY BE ISSUED TO A PERSON TO PROVIDE LOGISTICS, DISTRIBUTION, AND STORAGE OF RETAIL MARIJUANA AND RETAIL MARIJUANA PRODUCTS. NOTWITHSTANDING ANY OTHER PROVISIONS OF LAW, A RETAIL MARIJUANA TRANSPORTER LICENSE IS VALID FOR TWO YEARS, BUT CANNOT BE TRANSFERRED WITH A CHANGE OF OWNERSHIP. A LICENSED RETAIL MARIJUANA TRANSPORTER IS RESPONSIBLE FOR THE RETAIL MARIJUANA AND RETAIL MARIJUANA PRODUCTS ONCE IT TAKES CONTROL OF THE PRODUCT.

(b) A LICENSED RETAIL MARIJUANA TRANSPORTER MAY CONTRACT WITH MULTIPLE LICENSED RETAIL MARIJUANA BUSINESSES.

(c) ON AND AFTER JULY 1, 2017, ALL RETAIL MARIJUANA TRANSPORTERS SHALL HOLD A VALID RETAIL MARIJUANA TRANSPORTER LICENSE; EXCEPT THAT AN ENTITY LICENSED PURSUANT TO THIS ARTICLE THAT PROVIDES ITS OWN DISTRIBUTION IS NOT REQUIRED TO HAVE A RETAIL MARIJUANA TRANSPORTER LICENSE TO TRANSPORT AND DISTRIBUTE ITS PRODUCTS. THE STATE LICENSING AUTHORITY SHALL BEGIN ACCEPTING APPLICATIONS AFTER JANUARY 1, 2017.

(2) A RETAIL MARIJUANA TRANSPORTER LICENSEE MAY MAINTAIN A LICENSED PREMISES TO TEMPORARILY STORE RETAIL MARIJUANA AND RETAIL MARIJUANA PRODUCTS AND TO USE AS A CENTRALIZED

DISTRIBUTION POINT. THE LICENSED PREMISES MUST BE LOCATED IN A JURISDICTION THAT PERMITS THE OPERATION OF RETAIL MARIJUANA STORES. A LICENSED RETAIL MARIJUANA TRANSPORTER MAY STORE AND DISTRIBUTE RETAIL MARIJUANA AND RETAIL MARIJUANA PRODUCTS FROM THIS LOCATION. A STORAGE FACILITY MUST MEET THE SAME SECURITY REQUIREMENTS THAT ARE REQUIRED TO OBTAIN A RETAIL MARIJUANA CULTIVATION LICENSE.

(3) A RETAIL MARIJUANA TRANSPORTER LICENSEE SHALL USE THE SEED-TO-SALE TRACKING SYSTEM DEVELOPED PURSUANT TO SECTION 12-43.4-202 (1) TO CREATE SHIPPING MANIFESTS DOCUMENTING THE TRANSPORT OF RETAIL MARIJUANA AND RETAIL MARIJUANA PRODUCTS THROUGHOUT THE STATE.

(4) A RETAIL MARIJUANA TRANSPORTER LICENSEE MAY:

(a) MAINTAIN AND OPERATE ONE OR MORE WAREHOUSES IN THE STATE TO HANDLE RETAIL MARIJUANA AND RETAIL MARIJUANA PRODUCTS; AND

(b) DELIVER RETAIL MARIJUANA PRODUCTS ON ORDERS PREVIOUSLY TAKEN IF THE PLACE WHERE ORDERS ARE TAKEN AND DELIVERED IS LICENSED.

SECTION 10. In Colorado Revised Statutes, **repeal as added by House Bill 16-1261** 12-43.4-406 as follows:

~~**12-43.4-406. Retail marijuana transport license.** (1) A RETAIL MARIJUANA TRANSPORT LICENSE MAY BE ISSUED TO A PERSON WHO ONLY TEMPORARILY STORES AND TRANSPORTS RETAIL MARIJUANA THROUGHOUT THE STATE FOR OTHER ENTITIES LICENSED PURSUANT TO THIS PART 4.~~

~~(2) A RETAIL MARIJUANA TRANSPORT LICENSEE SHALL MAINTAIN A LICENSED PREMISES FOR THE TEMPORARY STORAGE OF RETAIL MARIJUANA.~~

~~(3) A RETAIL MARIJUANA TRANSPORT LICENSEE SHALL HAVE ACCESS TO AND SHALL USE THE SEED-TO-SALE TRACKING SYSTEM DEVELOPED PURSUANT TO SECTION 12-43.4-202 (1) TO CREATE SHIPPING MANIFESTS DOCUMENTING THE TRANSPORT OF RETAIL MARIJUANA THROUGHOUT THE STATE.~~

~~(4) AN ENTITY LICENSED PURSUANT TO THIS PART 4 MAY TRANSPORT ITS OWN RETAIL MARIJUANA OR RETAIL MARIJUANA PRODUCTS WITHOUT POSSESSING A LICENSE PURSUANT TO THIS SECTION.~~

SECTION 11. Appropriation. (1) For the 2016-17 state fiscal year, \$76,284 is appropriated to the department of revenue. This appropriation is from the marijuana cash fund created in section 12-43.3-501 (1) (a), C.R.S. To implement this act, the department may use this appropriation as follows:

(a) \$58,783 for marijuana enforcement, which amount is based on an assumption that the department will require an additional 1.1 FTE;

(b) \$8,000 for CITA annual maintenance and support; and

(c) \$9,501 for the purchase of legal services.

(2) For the 2016-17 state fiscal year, \$9,501 is appropriated to the department of law. This appropriation is from reappropriated funds received from the department of revenue under paragraph (c) of subsection (1) of this section. To implement this act, the department of law may use this appropriation to provide legal services for the department of revenue.

SECTION 12. Act subject to petition - effective date. (1) This act takes effect at 12:01 a.m. on the day following the expiration of the ninety-day period after final adjournment of the general assembly (August 10, 2016, if adjournment sine die is on May 11, 2016); except that, if a referendum petition is filed pursuant to section 1 (3) of article V of the state constitution against this act or an item, section, or part of this act within such period, then the act, item, section, or part will not take effect unless approved by the people at the general election to be held in November 2016 and, in such case, will take effect on the date of the official declaration of the vote thereon by the governor.

(2) Section 10 of this act takes effect only if House Bill 16-1261 becomes law.

Dickey Lee Hullinghorst
SPEAKER OF THE HOUSE
OF REPRESENTATIVES

Bill L. Cadman
PRESIDENT OF
THE SENATE

Marilyn Eddins
CHIEF CLERK OF THE HOUSE
OF REPRESENTATIVES

Effie Ameen
SECRETARY OF
THE SENATE

APPROVED

John W. Hickenlooper
GOVERNOR OF THE STATE OF COLORADO

Jefferson County Corrections Board

Openings total - 1

1 Citizen at large alternate

1. Cindy Baroway

Purpose:

The Jefferson County Corrections Board carries out the intent and purpose of the Intergovernmental Agreement, which became effective August 28, 1983. This agreement includes but is not exclusive of screening offenders for placement in community corrections, coordinating goals for local community corrections, monitoring offender progress and program compliance, and oversight of contractual responsibilities for community corrections programs in Jefferson County.

Duties:

- a. Establishes policies and procedures for screening placements with facilities.
- b. Recommends guidelines to the courts for "diversion" placements in community corrections facilities within the territorial limits.
- c. Screens "transition" offenders referred from the Department of Corrections.
- d. Provides oversight of local community corrections programs.