

Agenda Item 1.4.3

BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER

Topic: Verve Maintenance Agreement

**Presented by: Abel Montoya, Director of Development and Transportation
and Erick Dahl, Airport Director**

Date: 5/20/2025

☐ For Information

☐ For Discussion/Board Direction

☒ Consent to
Place on Business/
Hearing Agenda

Issue: Consider executing a maintenance agreement ("Verve Maintenance Agreement") with the Verve Innovation Park Metro District No. 1 ("Metro District") that clarifies the ongoing maintenance responsibilities related to certain public improvements and tracts associated with the Verve Innovation Park and the Jeffco Airport Business Center East ("15 acres").

Background: The Verve Innovation Park is being developed in a partnership between Jefferson County and Urban Frontier, LLC. As part of the development, the Metro District was formed for the purpose of financing the construction and on-going maintenance of certain public improvements. This Metro District also includes the 15 acre development at Rocky Mountain Metropolitan Airport.

The Verve Filing 4 Final Plat created several public tracts for the purpose of open space preservation, trails, and stormwater management. In addition, the Plat dedicated right-of-way for public streets, including Simms St. and Verve Parkway.

The Metro District financed the construction of the necessary roads, sidewalks, signage, street lighting, landscaping, traffic signals, stormwater infrastructure, etc. The Verve Filing 4 Final Flat recognized that while Jefferson County would retain ownership of the underlying tracts and right-of-ways where these improvements are located, ongoing maintenance of certain items would be the responsibility of the Metro District. Similarly, the Metro District has committed to constructing and maintaining certain items within the 15 acres.

The Verve Maintenance Agreement formalizes the maintenance

responsibilities of both Jefferson County and the Metro District as it relates to the Verve Innovation Park and 15 acres.

Discussion: This Verve Maintenance Agreement is necessary to clearly assign the ongoing maintenance responsibilities of both the Metro District and Jefferson County as it relates to the Verve Innovation Park.

Fiscal Impact: ☐ yes ☒ no

SPA Review: SPA Supports with No Concerns. Zoe Jenkins, Budget Analyst, SIF, May 12, 2025

County Attorney Review: Anthony Chambers, May 5, 2025

Facilities Review: No fiscal impact. Mark Danner, Director, Facilities Management. May 7, 2025

BIT Review: No impact. Rebecca Hascall, Director, BIT. May 8, 2025

Fleet Review: No fiscal impact. Janice Mayer, Director, Fleet Services. May 7, 2025

County Human Resources Review (new FTE only): No FTE

Recommendations: The Airport staff recommends that the Board of County Commissioners support the Verve Maintenance Agreement with the Metro District and that this matter be placed on a future Hearing agenda.

Originator: Ben Miller, 4854

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