

## Agenda Item 1.2.2

### BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER

**Topic: Second Amendment to North Metro Fire Rescue District  
Purchase & Sale Agreement for Lot 6, Verve Innovation Park Filing 4**

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

**Date: 7/8/2025**

☐ For Information

☐ For Discussion/Board Direction

☒ Consent to  
Place on Business/  
Hearing Agenda

**Issue:** A second amendment for non-substantive changes is needed to North Metro Fire Rescue District (North Metro), Purchase and Sale Agreement for Lot 6, Verve Innovation Park Filing 4.

**Background:** The Verve Innovation Park Filing 4 Plat, (Plat) was recorded on January 28, 2023. The Plat subdivided approximately 348 acres of County-owned vacant land into 6 lots and 6 tracts. Lot 6 is approximately 3.4 acres. North Metro signed a Purchase and Sale Agreement (PSA) with Jefferson County Colorado on October 10, 2024. A first amendment was executed to amend the Extended Entitlement Period to allow more time to obtain Final Approval.

**Discussion:** A second amendment for two non-substantive changes, one to conform the legal description, and the second, to set the closing date to July 3, 2025, along with ratification of the Chair's signature.

**Fiscal Impact:** ☒ yes ☐ no

The gross purchase price is approximately \$1.258 million for Lot 6, Verve Innovation Park Filing 4. Costs will be deducted from closing in accordance with the County's development agreement with Urban Frontier Rocky Mountain Metropolitan Airport (RMMA), LLC, for subject property.

- Year(s) of impact: 2025
- Existing grant or project: No
- New grant or project: No

- Requested in adopted budget: No
- Ongoing or one-time: N/A
- General Fund impact: No
- Staffing impact: No
- Match requirements: No
- Mandate/Contractual obligation: Development Agreement with Urban Frontier RMMA, LLC

**SPA Review:** support, Zoe Jenkins, 7/1/25 (over phone)

**County Attorney Review:** Carey Markel, 7/1/25

**Facilities Review:** No fiscal impact, Mark Danner 7/1/25

**BIT Review:** No impact, Rebecca Hascall, 7/1/25

**Fleet Review:** No fiscal impact, Janice Mayer, 7/1/25

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

**Recommendations:** Staff recommends that the Board of County Commissioners approve the Second Amendment to the Purchase and Sale Agreement by and between North Metro Fire Rescue District and Jefferson County Colorado and ratify the Chair's signature on the Second Amendment at on a future Hearing.

**Originator:** Brandon Burns, Airport Assistant Director – Finance & Administration, Airport, x4859

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