

BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, COLORADO

TUESDAY, OCTOBER 28, 2025

At the regular meeting of the Board of County Commissioners for Arapahoe County, Colorado held at the Administration Building, 5334 South Prince Street, Littleton, Colorado on Tuesday, the 28th day of October 2025, there were present:

Leslie Summey, Chair	Commissioner District 4	Present
Jeff Baker, Chair Pro Tem	Commissioner District 3	Present
Carrie Warren-Gully	Commissioner District 1	Present
Jessica Campbell	Commissioner District 2	Present
Rhonda Fields	Commissioner District 5	Present
Ron Carl	County Attorney	Present
Joan Lopez	Clerk to the Board	Absent and Excused
Cooney Sarracino	Clerk to the Board	Present
	Administrator	

All draft resolutions hereto presented to the Board, as may have been modified by Board review, are contained herein in final form as approved by the Board.

RESOLUTION NO. 25-241 It was moved by Commissioner Warren-Gully and duly seconded by Commissioner Fields to approve the reallocation of \$212,729.82 in Community Development Block Grant funds to South Metro Housing Options for the Starlight development project, a reallocation of \$96,593.00 in HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) funds for grant administration and planning, and \$903,407 to Colorado Legal Services to provide 24 months of legal aid to low and moderate income households. Community Development, Housing and Homeless Services Staff is also authorized to submit an amendment to the Annual Action Plan and HOME-ARP Allocation Plan to the U.S. Department of Housing and Urban Development reflecting these changes for review and approval.

The vote was:

Commissioner Baker Yes; Commissioner Campbell Yes; Commissioner Fields, Yes; Commissioner Summey Yes; Commissioner Warren-Gully Yes.

The Chair declared the motion carried and so ordered.

RESOLUTION NO. 25-242 It was moved by Commissioner Warren-Gully and duly seconded by Commissioner Fields to adopt the following resolution:

WHEREAS, the Arapahoe County Board of Commissioners is committed to fulfilling its mission of enhancing quality of life through exceptional delivery of services and efficient use of public funds; and

WHEREAS, the Board desires to provide input to federal and state elected officials who represent Arapahoe County constituents pertaining to the development of laws, policies and regulations that significantly affect the County's ability to provide programs and services consistent with its stated strategic plan and legal requirements; and

WHEREAS, the 2026 Legislative Principles document presented today sets forth the Board of County Commissioners' policy position on broad public policy areas of concern to Arapahoe County, and the commissioners will review proposed legislative impacts in concert with this document; and

WHEREAS, Arapahoe County will monitor state and federal legislation throughout the year, advancing specific priorities and bringing issues forward for further consideration and/or action by the entire Board of County Commissioners.

NOW, THEREFORE BE IT RESOLVED that the Arapahoe County Board of Commissioners 2026 Legislative Priorities document as presented today is hereby approved.

The vote was:

Commissioner Baker Yes; Commissioner Campbell Yes; Commissioner Fields, Yes; Commissioner Summey Yes; Commissioner Warren-Gully Yes.

The Chair declared the motion carried and so ordered.

RESOLUTION NO. 25-243 It was moved by Commissioner Warren-Gully and duly seconded by Commissioner Fields to adopt the following Resolution:

WHEREAS, the Board of County Commissioners of Arapahoe County met at a duly and lawfully called meeting held on October 28, 2025; and

WHEREAS, the Board at that time considered the Petition for Abatement or Refund of Taxes referenced below pursuant to C.R.S. §§ 39-1-113 and 39-10-114 as submitted by the taxpayer and as discussed in a Summary Report submitted to the Board; and

WHEREAS, pursuant to C.R.S. § 39-1-113(1), the Board may enter decisions on abatement petitions after a hearing is had thereon; and

WHEREAS, the Board, as allowed under C.R.S. § 39-1-113(1), has by resolution appointed an independent referee who recently conducted a hearing on the Board's behalf, made certain findings based on the evidence presented, and issued a recommendation on the abatement Petition noted below for entry of the Board's final decision; and

WHEREAS, the Board has reviewed the recommendation of the referee on this Petition and has determined to adopt said recommendation; and

WHEREAS, in situations where an abatement refund exceeds ten thousand dollars, the Board's approval must be submitted to the Property Tax Administrator for further review and approval under C.R.S. § 39-1-113 before the abatement can be fully administered.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County as follows:

The recommendation of the referee is hereby adopted, and the Petition for Refund of Taxes relating to schedule number 28021-78989-001 is hereby denied for tax year 2024. The original actual value is \$250,000 and no refund shall be allowed for the following reason:

Jurisdictional Denial – No abatement or refund of taxes shall be made based upon the ground of overvaluation if a protest to such valuation was made and a notice of determination was mailed to the tax payer. §39-10-114

The vote was:

Commissioner Baker, Yes; Commissioner Campbell, Yes; Commissioner Fields, Yes; Commissioner Summey, Yes; Commissioner, Warren-Gully, Yes.

The Chair declared the motion carried and so ordered.

RESOLUTION NO. 25-244 It was moved by Commissioner Warren-Gully and duly seconded by Commissioner Fields to adopt the following Resolution:

WHEREAS, the Board of County Commissioners of Arapahoe County met at a duly and lawfully called meeting held on Tuesday, October 28, 2025 and

WHEREAS, the Board at that time considered the Petition for Abatement or Refund of Taxes as submitted by taxpayer and as contained within an Agenda Memorandum to the Board; and

WHEREAS, applicable procedures, due process, and requirements of notice were followed pursuant to Sections 39-1-113 and 39-10-114, C.R.S.; and

WHEREAS, no Petitioner or representatives of the Arapahoe County Assessor were present, although both parties were afforded notice; and

WHEREAS, the Board received comments from the County Attorney, received exhibits and reviewed the record as represented by an Agenda Memorandum summarizing the Petition and the Arapahoe County Assessor recommendation.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County as follows:

1. That the Petition listed below, presented this date to the Board and relating to the schedule numbers set forth therein, shall be and are hereby granted, the recommendations of the Assessor are hereby adopted and abatements or refunds in the amounts approved by the Assessor are hereby approved by the Board.

Petitioner:	ROME RV LP	
Parcel #:	1975-25-3-02-001 and 1975-25-3-02-002	
Tax Year:	2023	
1975-25-3-02-001	Original Value: \$14,483,482	Corrected Value: \$6,956,526
1975-25-3-02-002	Original Value: \$7,954,325	Corrected Value: \$3,502,503

The vote was:

Commissioner Baker, Yes; Commissioner Campbell, Yes; Commissioner Fields, Yes; Commissioner Summey, Yes; Commissioner Warren-Gully, Yes.

The Chair declared the motion carried and so ordered.

RESOLUTION NO. 25-245 It was moved by Commissioner Warren-Gully and duly seconded by Commissioner Fields to approve the settlement of the incident at issue in the Notice of Claim received on behalf of Jacob Roldan, subject to the terms and conditions specified in a Settlement Agreement and Full and Final Release to be drafted and approved as to final form by the County Attorney's Office, and for the amount previously approved by the Board.

The vote was:

Commissioner Baker, Yes; Commissioner Campbell, Yes; Commissioner Fields, Yes; Commissioner Summey, Yes; Commissioner Warren-Gully, Yes.

The Chair declared the motion carried and so ordered.

RESOLUTION NO. 25-246 It was moved by Commissioner Warren-Gully and duly seconded by Commissioner Fields to authorize the Chair of the Board of County Commissioners to sign the Revocable License Agreement with Flock to allow the installation of the cameras to be mounted on County Buildings.

The vote was:

Commissioner Baker, Yes; Commissioner Campbell, Yes; Commissioner Fields, Yes; Commissioner Summey, Yes; Commissioner Warren-Gully, Yes.

The Chair declared the motion carried and so ordered.

RESOLUTION NO. 25-247 It was moved by Commissioner Warren-Gully and seconded by Commissioner Fields to make the following appointments and reappointments to the following

resident boards and committees representing Arapahoe County, beginning October 28, 2025, for terms as prescribed below:

1. **Arapahoe County Foundation.** Pursuant to the Foundation’s by-laws:
 - a. Appoint James Downing for a three-year term.
2. **Arapahoe County Justice Coordinating Committee.** Pursuant to the Committee’s bylaws.
 - a. Appoint Sean Shivers to serve as the resident at-large member for a three-year term.

The vote was:

Commissioner Baker, Yes; Commissioner Campbell, Yes; Commissioner Fields, Yes; Commissioner Summey, Yes ; Commissioner Warren-Gully, Yes .

The Chair declared the motion carried and so ordered.

RESOLUTION NO. 25-248 It was moved by Commissioner Warren-Gully, and seconded by Commissioner Fields to adopt the following Resolution:

WHEREAS, the Board of County Commissioners of Arapahoe County met at a duly and lawfully called meeting held on October 28, 2025; and

WHEREAS, pursuant to C.R.S. § 39-8-102, the Board, in its role as the County Board of Equalization (“CBOE”), annually reviews assessed property valuations and corrects “any errors made by the assessor, and, whenever in its judgment justice and right so require, it shall raise, lower, or adjust any valuation for assessment in the assessment roll to the end that all valuations for assessment of property are just and equalized within the county”; and

WHEREAS, agreements to settle property tax protests filed with the Board of Assessment Appeals (“BAA”) have been reached on the BAA matters noted below through discussions involving the CBOE Appeals Coordinator, the County Attorney’s Office, the Assessor’s Office, and the taxpayers’ representatives; and

WHEREAS, these agreements have been reached between the taxpayers and the County to change the valuations for assessment as noted, in an effort to further the goal of ensuring that all valuations for assessment are just and equalized within the County; and

WHEREAS, based upon the evidence submitted to the Board on this date, the Board has no reason to disagree with the proposed Stipulations.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County as follows:

The Board, hereby authorizes the Arapahoe County BAA Attorney to settle the following property tax protest filed with the BAA, for the tax year listed below:

Docket#	Property Owner	Tax Year
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2021BAA2516	Two Delta Bravo, LLC	2021
2023BAA5958	Two Delta Bravo, LLC	2023
2024BAA1096	Two Delta Bravo, LLC	2024
2025BAA158	Global Village Academy Building Corporation	2023
2025BAA197	1556 Investments LLC	2023

Commissioner Baker, Yes; Commissioner Campbell, Yes; Commissioner Fields, Yes; Commissioner Summey, Yes; Commissioner Warren-Gully, Yes.

The Chair declared the motion carried and so ordered.

RESOLUTION NO. 25-249 It was moved by Commissioner Warren-Gully and seconded by Commissioner Fields to approve the submitted warrant disbursement register, dated September 29, October 7, and October 13, 2025 reviewed by the Board of County Commissioners on this date. The Arapahoe County Finance Officer, Chair of the Board of Social Services, and the Chair of the Board of County Commissioners are hereby authorized to sign same. All pre-paid and statutory Social Service warrants are hereby authorized for payment this week, subject to inclusion on the warrant disbursement register next week and ratification by the Board of County Commissioners.

The vote was:

Commissioner Baker, Yes; Commissioner Campbell, Yes; Commissioner Fields, Yes; Commissioner Summey, Yes; Commissioner Warren-Gully, Yes.

The Chair declared the motion carried and so ordered.

RESOLUTION NO. 25-250 It was moved by Commissioner Fields and duly seconded by Commissioner Warren-Gully, to adopt the following Resolution:

WHEREAS, Alpert Multifamily Development, LLC, applicant and property owner, has applied for the rezoning of certain property hereinafter described from Residential PUD – High Density (R-PH) to Planned Unit Development on 1.974 acres and approval of a Specific Development Plan (SDP), Case No. SDPZ23-001, and

WHEREAS, after a duly noticed public hearing on this matter, the Arapahoe County Planning Commission made a favorable recommendation for said change in zoning, subject to certain stipulations of said Planning Commission as specified in the record of the proceedings before the Planning Commission; and

WHEREAS, following said Planning Commission hearing, notice of a public hearing before the Arapahoe County Board of County Commissioners (“the Board”) was properly given of such proposed rezoning and specific development plan by publication on October 9, 2025, in the Littleton Independent, Englewood Herald, and Centennial Citizen, newspapers of general circulation within the County of Arapahoe, by posting of said property and by mail notification of adjacent property owners in accordance with the Arapahoe County Land Development Code; and

WHEREAS, a public hearing was held before the Board of County Commissioners at the Arapahoe County Administration Building, 5334 South Prince Street, Littleton, Colorado, on the 28th day of October, 2025, at 9:30 a.m., at which hearing evidence and testimony were presented to the Board concerning said rezoning and SDP request; and

WHEREAS, the administrative record for this Case includes, but is not limited to, all duly adopted ordinances, resolutions, and regulations, together with all Public Works and Development Department processing policies which relate to the subject matter of the public hearing, the staff files and reports of the Planning and Engineering case managers, and all submittals of the applicant; and

WHEREAS, representations, statements, and positions were made by or attributed to the applicant or its representatives on the record, including representations contained in the materials submitted to the Board by the applicant and County staff; and

WHEREAS, the applicant has agreed to all conditions of approval recommended by County staff, and has agreed to execute all agreements and to convey all rights of way and easements recommended by staff, except as stated in this resolution; and

WHEREAS, the Board finds that the proposed rezoning and SDP generally conform to the Arapahoe County Comprehensive Plan and comply with the approval criteria found in the Land Development Code; and

WHEREAS, pursuant to the authority vested unto the Board of County Commissioners by Article 20 of Title 29, Article 28 of Title 30, and Article 67 of Title 24, C.R.S. as amended, the Board has concluded that the public health, safety, convenience and general welfare, as well as good zoning practice, justify granting a change in the zoning of the hereinafter described property subject to the conditions precedent and/or other conditions as hereinafter delineated.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County as follows:

1. The Board of County Commissioners for Arapahoe County hereby grants and approves rezoning of the following parcel from R-PH to Planned Unit Development on 1.974 acres and approval of a Specific Development Plan (SDP), Case No. SDPZ23-001, subject to the conditions precedent and/or other conditions as hereinafter delineated.

LEGAL DESCRIPTION

Lot 1, Block 1 and Tracts A and B, Friedberg Subdivision Filing No. 1, County of Arapahoe, State of Colorado.

2. Approval of this rezoning and specific development plan is based and conditioned upon the following understandings, agreements, and/or representations:

- a) The applicant's assent and/or agreement to make all modifications to the final version of the documents that are necessary to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature.
 - b) The representations, statements, and positions contained in the record that were made by or attributed to the applicant and its representatives, including all such representations made at the hearing and statements contained in materials submitted to the Board by the applicant and County staff.
3. Approval of this rezoning and specific development plan shall be and is subject to the following conditions precedent and/or other conditions, which the applicant has accepted and which the applicant is also deemed to accept by preparing a mylar for signature by the Chairman of the Board of County Commissioners within sixty (60) days of this date and by continuing with the development of the property:
- a) The applicant's compliance with the recommended conditions of the Arapahoe County Planning Commission as set forth in the record of the hearing before the Planning Commission, except as may be modified by this Board.
 - b) The applicant's compliance with all conditions of approval recommended by the staff case managers in the written staff reports presented to the Board, and any conditions stated by staff on the record, except as may be modified by this Board.
 - c) The applicant's compliance with all additional conditions of approval stated by the Board, including the following:
 - 1.) Before the signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
 - 2.) Before the signature of the Specific Development Plan with Zoning, the applicant shall pay the total cash-in-lieu fee of \$70,800.99. This cash-in-lieu fee shall be distributed as follows: Cherry Creek School District: \$54,520.99; Public Parks: \$15,628.80; and Other Public Purposes: \$651.20.
 - d) The applicant's performance of all commitments and promises made by the applicant or its representatives and stated to the Board on the record or contained within the materials submitted to the Board.
4. Upon the applicant's completion of any and all changes to the rezoning Mylar as may be required by this Resolution, the Chairman of the Board of County Commissioners is hereby authorized to sign the same.
5. That the Zoning Map of Arapahoe County shall be, and the same is hereby amended to conform to and reflect said change in zoning.

6. County planning, engineering and legal staff are authorized to make any changes to the mylar form of the approved document as may be needed to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature, and to make such other changes that are expressly stated by staff before the Board, or are recommended by staff in the written staff reports, or are referred to by the movant Commissioner. No other deviation or variance from the form and content of the documents submitted for the Board's consideration are approved except to the extent stated in this resolution.
7. The County Attorney, with the concurrence of the planning and/or engineering case managers, is authorized to make appropriate modifications to the resolution and plan documents as needed to accurately reflect the matters presented to the Board and to record and clarify, as necessary, other aspects and ramifications of the Board's action.

The vote was:

Commissioner Baker, Yes; Commissioner Campbell, Yes; Commissioner Fields, Yes; Commissioner Summey, Yes; Commissioner Warren-Gully, Yes.

The Chair declared the motion carried and so ordered.

RESOLUTION NO. 25-251 It was moved by Commissioner/Director Warren-Gully and duly seconded by Commissioner/Director Fields to adopt the following Resolution:

WHEREAS, the Arapahoe County Finance Director, as required, has submitted proposed budgets for calendar/fiscal year 2026, pursuant to Section 29-1-105, C.R.S., for the following:

1. Arapahoe County;
2. The Arapahoe Law Enforcement Authority;
3. The Arapahoe County Recreation District; and
4. The Arapahoe County Water and Wastewater Public Improvement District;

and

WHEREAS, the Board of County Commissioners has caused to be published a notice relating to a public hearing to be held on the proposed 2026 Arapahoe County Budget, pursuant to Section 29-1-106, C.R.S.; and

WHEREAS, the Board of County Commissioners of Arapahoe County, acting as the governing board of the Arapahoe Law Enforcement Authority, has caused to be published a notice relating to a public hearing to be held on the proposed 2026 Budget, pursuant to Section 29-1-106, C.R.S.; and

WHEREAS, the Board of County Commissioners of Arapahoe County, acting as the governing board of the Arapahoe County Recreation District, has caused to be published a notice

relating to a public hearing to be held on the proposed 2026 Budget, pursuant to Section 29-1-106, C.R.S.; and

WHEREAS, the Board of County Commissioners of Arapahoe County, acting as the *ex officio* Board of Directors of the Arapahoe County Water and Wastewater Public Improvement District, has caused to be published a notice relating to a public hearing to be held on the proposed 2026 Budget, pursuant to Section 29-1-106, C.R.S.; and

WHEREAS, the Arapahoe County Finance Director has certified to the Board of County Commissioners the sums necessary to maintain and operate the Arapahoe Law Enforcement Authority, the Arapahoe County Recreation District, the Arapahoe County Water and Wastewater Public Improvement District and Arapahoe County for Fiscal Year 2026; and

WHEREAS, pursuant to statute and the aforementioned notice provisions, a public hearing was held on October 28, 2025 before the Board of County Commissioners of Arapahoe County, Colorado (a) acting as the governing board of the Arapahoe Law Enforcement Authority, (b) acting as the governing board of the Arapahoe County Recreation District, (c) acting as the *ex officio* Board of Directors of the Arapahoe County Water and Wastewater Public Improvement District, and (d) acting, pursuant to Section 30-11-107(2), C.R.S., to adopt an annual budget for the operation of County Government, at the Arapahoe County Administration Building, 5334 South Prince Street, Littleton, Colorado; and

WHEREAS, at said public hearing, the Board of County Commissioners received testimony and evidence from the Arapahoe County Budget Manager concerning said proposed budgets and mill levies and the general public was given the opportunity to present evidence and testimony concerning said proposed budgets and mill levies.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County, Colorado as follows:

1. The Board hereby accepts the proposed 2026 Budget as submitted, as being necessary to maintain and operate Arapahoe County during the ensuing fiscal year, subject to the Board's right of review to revise, alter, increase, or decrease any items as it deems necessary prior to adoption of said budget pursuant to Section 29-1-108, C.R.S.
2. Acting as the Governing Board of the Arapahoe Law Enforcement Authority, the Board hereby accepts the proposed 2026 Budget as submitted, as being necessary to maintain and operate the Arapahoe Law Enforcement Authority during the ensuing fiscal year, subject to the Governing Board's rights of review to revise, alter, increase, or decrease any items as it deems necessary prior to adoption of said budget pursuant to Section 29-1-108, C.R.S.
3. Acting as the Governing Board of the Arapahoe County Recreation District, the Board hereby accepts the proposed 2026 Budget as submitted, as being necessary to maintain and operate the Arapahoe County Recreation District during the ensuing fiscal year, subject to the Governing Board's rights of review to revise, alter, increase, or decrease any items as it deems necessary prior to adoption of said budget pursuant to Section 29-1-108, C.R.S.

4. Acting as the *ex officio* Board of Directors of the Arapahoe County Water and Wastewater Public Improvement District, the Board hereby accepts the proposed 2026 Budget as submitted, as being necessary to maintain and operate the Arapahoe County Water and Wastewater Public Improvement District during the ensuing fiscal year, subject to the *ex officio* Board of Directors' rights of review to revise, alter, increase, or decrease any items as it deems necessary prior to adoption of said budget pursuant to Section 29-1-108, C.R.S.
5. The Board of County Commissioners hereby continues these public hearings on the proposed 2026 Budgets for (a) the Arapahoe Law Enforcement Authority (b) the Arapahoe County Recreation District, (c) the Arapahoe County Water and Wastewater Public Improvement District and (d) Arapahoe County, until December 9, 2025 at 9:30 a.m., at which time the Board of County Commissioners shall adopt these budgets pursuant to Section 29-1-108, C.R.S. and take further action as required by law.

The vote was:

Commissioner/Director Baker,	Yes;	Commissioner/Director Campbell,	Yes;
Commissioner/Director Fields,	Yes;	Commissioner/Director Summey,	Yes;
Commissioner/Director Warren-Gully,	Yes.		

The Chair declared the motion carried and so ordered.

RESOLUTION NO. 25-252 It was moved by Commissioner Fields and duly seconded by Commissioner Campbell to adopt the following resolution:

WHEREAS, it has come to the attention of the Board of County Commissioners of Arapahoe County, acting as the Arapahoe County Board of Equalization, that certain parcels in Arapahoe County were incorrectly valued for purposes of the 2025 Notices of Valuation; and

WHEREAS, it has been recommended, and requested, by the Arapahoe County Assessor's Office that the Board take action to correct said errors; and

WHEREAS, pursuant to Section 39-8-102, C.R.S., the County Board of Equalization shall correct any errors made by the Assessor and whenever in its judgment justice and right so require, it shall raise, lower, or adjust any valuation for assessment appearing in the assessment roll to the end that all valuations for assessment of property are just and equalized within the County; and

WHEREAS, based upon the evidence and testimony presented to the Board on this date, the Board has determined to take the following action.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, acting as the Arapahoe County Board of Equalization, to correct the values on the following parcels for the reason noted:

- PIN 034039813 (Essex House located at 5390 S Santa Fe Dr.): This hotel parcel is currently

classified as 100% commercial and valued for tax year 2025 at a total of \$3,033,000, which consists of a land value of \$3,015,840 and an improvement value of \$17,160. Pursuant to the Assessor's Reference Library, hotel/motel properties may be entitled to a mixed-use classification and receive a residential assessment rate on a portion of their total value if they present sufficient evidence of "extended stay" room rental usage for rentals of 30 consecutive days or longer. Based on information recently provided by the owner, this parcel should be classified as mixed-use and the total value redistributed as follows:

- o 2025 Total Value: \$3,033,000
 - Land (residential): \$1,491,845
 - Land (commercial): \$1,523,995
 - Imps (residential): \$8,489
 - Imps (commercial): \$8,671

- PIN 034282688 (Denver jetCenter, Inc. ("DJC") Beckett Ground Lease at Centennial Airport): This is a possessory interest parcel related to DJC's Beckett Lease at Centennial Airport. The County's current total value on the parcel for tax year 2025 is \$9,125,246. After the valuation was established, the Assessor's Office discovered that an inaccurate (overstated) calculation of the applicable building footprints for the hangars located on the leased area was used in the initial valuation. Upon applying the correct building footprint calculation, the value for this parcel should be reduced from the current value of \$9,125,246 to a value of **\$8,060,712**.

- PIN 034282670 (Denver jetCenter, Inc. ("DJC") CACI Ground Lease at Centennial Airport): This is a possessory interest parcel related to DJC's CACI Lease at Centennial Airport. The County's current total value on the parcel for tax year 2025 is \$48,926,558. After the valuation was established, the Assessor's Office discovered that an inaccurate calculation of the applicable building footprints for the hangars located on the leased area was used in the initial valuation. Upon applying the correct building footprint calculation, the value for this parcel should be reduced from the current value of \$ 48,926,558 to a value of **\$47,564,685**.

- PIN 035420060 (Two Delta Bravo, LLC): This is a possessory interest parcel at Centennial Airport known as Willowbrook Park Parcel/Hangar 63-14 leased by Two Delta Bravo, LLC from the Arapahoe County Public Airport Authority. For a possessory interest to be taxable, Colorado law requires the use to include a sufficient commercial operation. There is no qualifying commercial operation on this parcel for tax year 2025, so the parcel should be classified as a non-taxable possessory interest for tax year 2025.

- PIN 035420175 (Two Delta Bravo, LLC): This is a possessory interest parcel at Centennial Airport known as Willowbrook Park Parcel/Hangar 63-12 leased by Two Delta Bravo, LLC from the Arapahoe County Public Airport Authority. For a possessory interest to be taxable, Colorado law requires the use to include a sufficient commercial operation. A commercial operation was present for the first half of 2025 on this parcel, but no

commercial operation is present for the second half of 2025. In addition, the value should be adjusted in accordance with Colorado's possessory interest statute based upon the leasing information provided by the taxpayer. Accordingly, the actual value of this parcel should be reduced for tax year 2025 from the current value of \$573,702 to a value of **\$50,204** to reflect the corrected valuation and fact that the parcel is only taxable for the first half of the year.

- 1) The Clerk and Recorder is hereby directed to forward a copy of this Resolution to the Arapahoe County Assessor for further action as may be required by law.
- 2) The Board of County Commissioners respectfully requests the Arapahoe County Assessor to take this action as soon as possible.
- 3) The Board of County Commissioners will take any and all action necessary, in cooperation with the Arapahoe County Assessor's Office, to resolve this matter if any additional action is required.
- 4) The Clerk to the Board is hereby directed to notify these property owners of this action.

The vote was:

Commissioner Baker, Yes; Commissioner Campbell, Yes; Commissioner Fields, Yes; Commissioner Summey, Yes; Commissioner Warren-Gully, Yes.

The Chair declared the motion carried and so ordered.

RESOLUTION NO. 25-253 It was moved by Commissioner Campbell and duly seconded by Commissioner Fields to adopt the following resolution:

WHEREAS, pursuant to Section 39-8-102(1), C.R.S., the County Board of Equalization is required to review the valuations for assessment of all taxable property appearing on the assessment roll; and

WHEREAS, pursuant to Section 39-8-102(1), C.R.S., the County Board of Equalization shall correct any errors made by the Assessor, and whenever in its judgment justice and right so require, it shall raise, lower, or adjust any valuation for assessment appearing in the assessment roll to the end that all valuations for assessment of property are just and equalized within the County; and

WHEREAS, pursuant to Section 39-8-106, C.R.S., the County Board of Equalization shall receive and hear petitions from any person whose objections or protests have been refused or denied by the County Assessor, which hearings may be conducted by independent referees appointed by the County Board of Equalization pursuant to Section 39-8-102(2), C.R.S.; and

WHEREAS, based upon the evidence and testimony presented to the Board on this date, the Board has determined to take the following action.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, acting as the Arapahoe County Board of Equalization, as follows:

1. The Board hereby accepts the findings and recommendations of the appointed independent referees, pursuant to Section 39-8-102(2)(i), C.R.S., and adopts said recommendations as the final actions of the Arapahoe County Board of Equalization, with the understanding that the Board hereby authorizes the Clerk or the Deputy Clerk to the Arapahoe County Board of Equalization to make minor administrative modifications to said referee recommendations to correct any calculation error or other similar mistake prior the Clerk's notification to the property owner and/or their representatives.
2. The Clerk and Recorder is hereby directed to forward a copy of this Resolution to the Arapahoe County Assessor for further action as may be required by law.
3. The Board of County Commissioners respectfully requests the Arapahoe County Assessor to take appropriate actions with regard to this Resolution as soon as possible.
4. The Clerk to the Board is hereby directed to notify the property owners and/or their representatives of these actions.

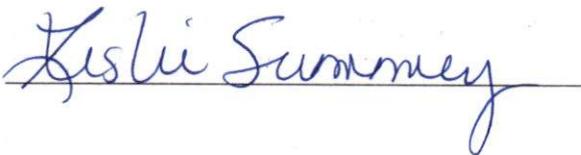
The vote was:

Commissioner Baker, Yes; Commissioner Campbell, Yes; Commissioner Fields, Yes; Commissioner Summey, Yes; Commissioner Warren-Gully, Yes.

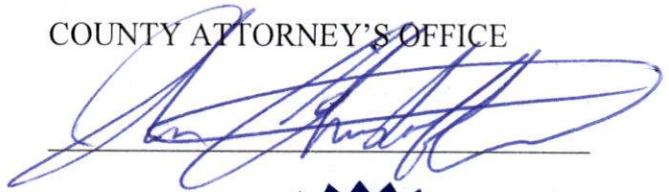
The Chair declared the motion carried and so ordered.

The foregoing Resolutions from the meeting of October 28, 2026 have been reviewed and approved.

BOARD OF COUNTY COMMISSIONERS



COUNTY ATTORNEY'S OFFICE



CLERK TO THE BOARD

