

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING A DEVELOPMENT AGREEMENT AMENDMENT FOR TELLURIDE BUSINESS PARK, COMPRISING APPROXIMATELY 6.52 ACRES OF LAND, GENERALLY LOCATED TO THE NORTH OF SOUTHERN STREET, SOUTH OF EAST BRIDGE STREET, WEST OF TELLURIDE STREET, AND EAST OF EASTGATE VILLAGE, MORE SPECIFICALLY LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; AUTHORIZING THE MAYOR TO EXECUTE THE AMENDMENT ON BEHALF OF THE CITY; AND SETTING FORTH OTHER DETAILS RELATED THERETO

WHEREAS, the City and North Forest Office Construction, LLC entered into that certain Telluride Business Park Final Plat and Development Agreement dated November 6, 2007, and recorded in the real property records of the Adams County Clerk and Recorder on December 7, 2007 at Reception No. 2007000112533 (the "TBP Development Agreement"), which affects certain real property located in the City of Brighton, Adams County, Colorado, comprising of approximately 3.14 acres, and generally known as Telluride Business Park (the "TBP Property"); and

WHEREAS, the TBP Property was replatted as the Telluride Business Park Amendment 1 recorded in the real property records of the Adams County Clerk and Recorder on February 26, 2014, at Reception No. 2014000011819; and

WHEREAS, the City and North Forest Development Colorado, LLC entered into that certain Telluride Business Park II Development Agreement dated December 15, 2015, and recorded in the real property records of the Adams County Clerk and Recorder on May 9, 2016 at Reception No. 2016000035455 (the "TBP II Development Agreement"), which affects certain real property located in the City of Brighton, Adams County, Colorado, comprising of approximately 3.38 acres, and generally known as Telluride Business Park II (the "TBP II Property"); and

WHEREAS, North Forest Office Space – Denver, LLC (the "Developer") is successor-in-interest to North Forest Office Construction, LLC and North Forest Development Colorado, LLC and is the current owner of the Property; and

WHEREAS, the City and the Developer desire to enter into the First Amendment to the Telluride Business Park Development Agreement and Telluride Business Park II Development Agreement (the "First Amendment"), attached hereto as Exhibit A and incorporated herein by reference, to update provisions related to stormwater infrastructure, maintenance obligations, regional drainage improvements, and reimbursement responsibilities associated with development of the Property, which will create the potential for cost savings by having certain regional drainage improvements constructed concurrently with other developer-required improvements; and

WHEREAS, the First Amendment affects the TBP Property and the TBP II Property, which are collectively referred to as the "Property"; and

WHEREAS, the City Council hereby finds the Amendment to be reasonable, reflects potential cost savings, and will benefit the general public by the construction of regional storm drainage improvements.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO AS FOLLOWS:

Section 1. The First Amendment to the Telluride Business Park and Telluride Business Park II Development Agreements are hereby approved.

Section 2. The Mayor is hereby authorized to execute the First Amendment to the Telluride Business Park and Telluride Business Park II Development Agreements, and in furtherance thereof, the City Manager, or designee, is hereby authorized and directed to execute such additional documents, agreements and/or related instruments, and to take such acts as are reasonably necessary, to carry out the terms and provisions of the Agreement, for and on behalf of the City of Brighton.

Section 3. This Resolution is effective as of the date of its adoption.

RESOLVED this 16<sup>th</sup> day of June 2026.

CITY OF BRIGHTON, COLORADO

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GREGORY MILLS, Mayor

ATTEST:

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NATALIE HOEL, City Clerk

APPROVED AS TO FORM:

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YASMINA GIBBONS, Deputy City Attorney

EXHIBIT A  
FIRST AMENDMENT

*(The document starts on the next page.)*