



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: January 21, 2025
SUBJECT/TITLE: Resolution Approving a Purchase and Sale Agreement between Adams County and THF Prairie Center Development, LLC., for Vacant Land with a Purchase Price of \$9,387,071.10 for growth and expansion of the Judicial Campus
FROM: Ameer Faquir, Director, Facilities and Fleet Management Nicci Beauprez, Manger, Division of Real Property Jennifer Bush, Land & Asset Coordinator, Division of Real Property
AGENCY/DEPARTMENT: Facilities & Fleet Management, Division of Real Property
HEARD AT STUDY SESSION ON: Executive Study Session January 2021 and January 25, 2022
RECOMMENDED ACTION: That the Board of County Commissioners approves the Purchase and Sale Agreement between Adams County and THF Prairie Center Development LLC.

BACKGROUND:

THF Prairie Center Development, LLC., has listed for sale approximately 28 acres of vacant land (the "Property"). The Property is adjacent to existing Adams County (the "County") facilities at the intersection of Bromley Lane and Judicial Center Parkway in Brighton. The County has identified this 28-acre-parcel as a strategic opportunity to address the needs outlined in the Facilities Master Plan (the "Plan") dated August 24, 2024, approved August 27, 2024. The Plan outlines needs for anticipated growth and expansion due to the Judicial Campus being beyond its capacity. The Property will provide accommodations for growth and expansion of the Judicial Campus to include but shall not be limited to court rooms, staff, judge and attorney offices, interview rooms, queueing, parking, and potential for expansion of wrap-around services complementing the Judicial Campus community and their constituents.

Staff recommends approval of the Purchase and Sale Agreement according to the terms and conditions of the attached Purchase and Sale Agreement with a purchase price of \$9,387,071.10.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney's Office, Facilities and Fleet Management ("FFM"), County Manager's Office

ATTACHED DOCUMENTS:

Resolution
Purchase and Sale Agreement

FISCAL IMPACT:

Yes

Fund:	00004			
Cost Center:	3098			
		Object Account:	Subledger:	Amount:
Current Budgeted Revenue:				
Additional Revenue not included in Current Budget:				
Total Revenues:				
		Object Account:	Subledger:	Amount:
Current Budgeted Operating Expenditure:				
Add'l Operating Expenditure not included in Current Budget:				
Current Budgeted Capital Expenditure:				
Add'l Capital Expenditure not included in Current Budget:	9010		W30982418	\$9,400,000.00
Total Expenditures:				<u>\$9,400,000.00</u>

New FTEs requested: No

Future Amendment Needed: No

Additional Note:

The purchase price excludes routine due diligence costs, closing fees, and commissions typically associated with real estate transactions. Any remaining charges will be addressed at settlement or closing, as required.

This expense was budgeted for 2024. However, due to the timing of the PSA, it is now a 2025 expense. Staff from FFM and Budget will collaborate to execute a carryforward, ensuring the necessary funds are transferred and allocated to the 2025 budget.