

**REVISED**

Date: Tuesday, February 1, 2022  
Time: 2:00 pm

**[This Meeting Held via Zoom: CLICK HERE TO ATTEND](#)**

1. **Call to Order: 2:00 pm**
2. **Swearing in of New Board Member:** Michael Anderson, Engineer, Retired
3. **Roll Call – Determination of Quorum**
4. **First Vote on Approval of Resolution No. 25, Series of 2022**
5. **Facility Committee Report**
6. **Staff Presentation:** Future Facility Committee Report: Purchase of 12575 Bayaud Avenue in Lakewood
7. **Executive Session (Pursuant to 24-6-402(4)(a) CRS):** if Deemed Necessary
8. **Final Vote on Approval of Resolution No. 25, Series of 2022**
9. **Adjournment**



URBAN DRAINAGE AND FLOOD CONTROL DISTRICT  
d/b/a  
MILE HIGH FLOOD DISTRICT

RESOLUTION NO. 25, SERIES OF 2022

(Authorization of Executive Director to Enter Into a Purchase Agreement for the Property at  
12575 Bayaud Avenue in Lakewood, Colorado, and Appropriation of Related Expenditures)

WHEREAS, the Board of Directors has been leasing office space for over fifty-one years; and

WHEREAS, from January through May 2020, a Board ad hoc facility committee worked with a commercial real estate consultant to analyze the benefits vs. costs of purchasing an office building soon, which analysis demonstrated that, over time, there will be a significant savings to District taxpayers if the District constructs or purchases and owns and operates its own base of operations rather than continuing to lease office space; and

WHEREAS, the Board adopted Resolution No. 56, Series of 2020, creating a Future Base of Operations fund reserve in 2021 which is a committed fund balance in the general fund expressly for purchasing, refurbishing, and furnishing of a new base of operations; and

WHEREAS, District deposited two million five hundred thousand (\$2,500,000) dollars in January 2021 and two million (\$2,000,000) dollars in January 2022 into the Future Base of Operations fund reserve, such that it now has a fund balance of four million five hundred thousand (\$4,500,000) dollars; and

WHEREAS, eight hundred thousand (\$800,000) dollars in additional revenues are available in the General Fund in 2022 to add to the Future Base of Operations fund reserve to go toward the purchase, refurbishing, and furnishing of a new base of operations; and

WHEREAS, the Executive Director and District staff have been working with a commercial real estate firm for eighteen months to search for an appropriate building or vacant land on which to build; and

WHEREAS, after rejecting many other buildings available for sale, staff has identified a building situated at 12575 Bayaud Avenue in Lakewood, Colorado (Exhibit A) that meets all the Districts current and anticipated future needs and is priced competitively and within the District's current means; and

Whereas, The Board of Directors agrees that the building situated at 12575 Bayaud Avenue in Lakewood Colorado should be purchased to serve as the Districts future base of operations.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board hereby appropriates four million five hundred thousand (\$4,500,000) dollars from the Future Base of Operations fund reserve and eight hundred thousand (\$800,000) dollars from the General Fund for a total of five million three hundred thousand (\$5,300,000) dollars to purchase, refurbish, and furnish a new base of operations.
2. The Board authorizes the Executive Director its Chair to enter into a purchase agreement for the Property at 12575 Bayaud Avenue, Lakewood Colorado, 80228, conditional upon full inspection and approval of all physical, environmental, mechanical, structural, seismic and all other aspects of the property, and each of the matters, documents, books, records and files regarding the property, and other due diligence as deemed necessary.
3. The Board additional authorizes the Executive Director to hire consultants, contractors to assist in the inspections and other work associated with the purchase.
4. The Executive Director's authority shall not exceed five million three hundred thousand (\$5,300,000) dollars without amendment to this resolution.

URBAN DRAINAGE AND FLOOD CONTROL  
DISTRICT d/b/a  
MILE HIGH FLOOD DISTRICT

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson

URBAN DRAINAGE AND FLOOD CONTROL DISTRICT  
d/b/a  
MILE HIGH FLOOD DISTRICT

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**EXHIBIT A**



**Property Summary**

Benchmark Commercial Real Estate is pleased to offer for sale, to qualified principals, the fee simple interest in 12575 W. Bayaud Avenue. This two-story office building in Lakewood Colorado is zoned MEU by the City of Lakewood.

**LIST PRICE**



**\$ 4,100,000**

**PRICE PSF**



**\$185/sf**

**PARKING**



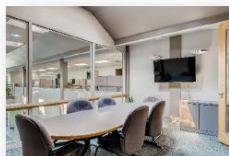
**82 SPACES**

**YEAR BUILT**



**1991**

Address	12575 W. Bayaud Avenue, Lakewood, CO 80228
Land Area (Source: Jefferson County Assessor)	65,732 sf (1.51 acres) – adjacent 0.70-acre site also available
Year Built	1991
Property Type	Two story office – fireproof steel frame structure
Gross Leasable Area	22,059 square feet
Parking	82 spaces (3.7:1,000 sf)
Zoning	MEU – Mixed Use – Employment - Urban

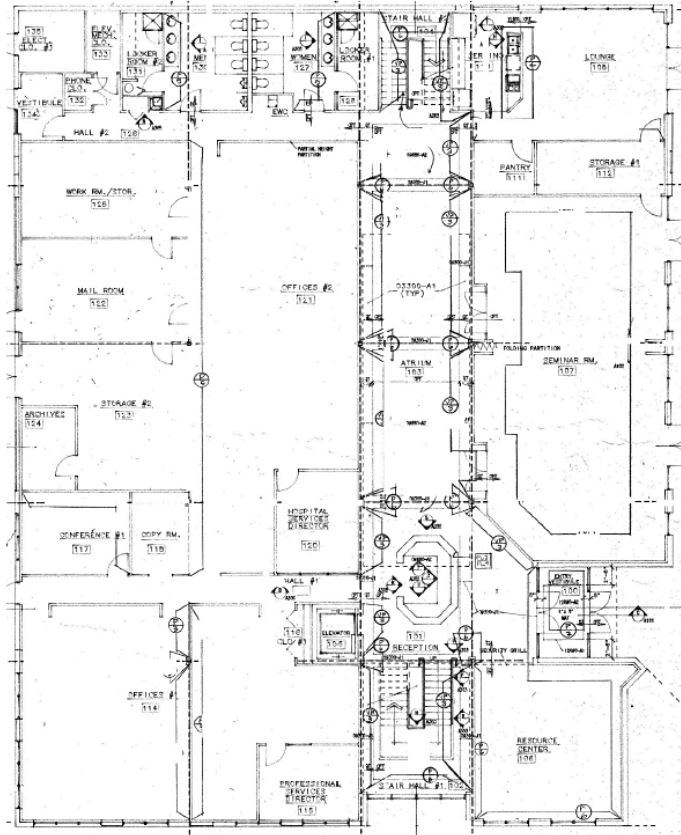






## 12575 W. Bayaud Avenue

### Lower Floor Plan



**12575 W. Bayaud Avenue**  
Upper Floor Plan

