

Approval of Fee Waiver Request

Date: May 13, 2026
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Kati Carter, AICP, Director of Community Development *K C*
CC: DJ Beckwith, Principal Planner
Lauren Pulver, Planning Resources Manager
Steven E. Koster, AICP, Deputy Director of Community Development
Subject: **Fee Waiver Request for Project Jade**

SUMMARY

Project Jade requested a waiver of 100% of all fees associated with a tenant finish building permit and plan review for a new facility in Highlands Ranch. The Board of County Commissioners (Board) previously approved an incentive package for Project Jade at a work session, including waiving all applicable permits and fees. The total estimated amount of the fee waiver request is \$18,511.02, based on an estimated construction valuation of \$2,536,948, consisting of:

- Planning review fee..... N/A
- Engineering review fee N/A
- Engineering Services' inspection and permit fees..... N/A
- Building Services permit fee \$11,218.80
- Building Services' plan review fee \$7,292.22
- Building Services' new elevator acceptance..... N/A
- Building Service's zoning review fee..... N/A

- **Total Estimate Amount of Fee Waiver..... \$18,511.02**

CONCLUSION

Fee waivers are granted at the Board's discretion.

ATTACHMENT

Project Jade Incentive Letter from DCEDC



Douglas County
ECONOMIC DEVELOPMENT CORPORATION

Douglas County Economic Development Corporation

February 26, 2026

Subject: Project Jade

To whom it may concern,

On behalf of the Douglas County Economic Development Corporation, we are pleased to submit the following response for incentives for Project Jade. We are honored to support Project Jade's potential expansion into Douglas County. Douglas County is uniquely positioned to be the ideal location for your growth due to our highly skilled labor force, exceptionally business-friendly climate, and commitment to providing expedited permitting services for key projects. We are confident that Douglas County offers strategic advantages the supportive environment that Project Jade needs to thrive.

- **Job Creation & Retention** – Recognizing your commitment to creating at least **300 new-to-Douglas County jobs** as a large company (50+ employees) we offer the following incentives.
 - Incentive Allocation: A total of \$1,800,000 is designated for **300 new-to-county positions**, calculated at a rate of \$6,000 per aerospace-specific job. The county will also award an additional \$6,000 per aerospace-specific role to up to 150 additional new employees to the county above the 300 positions.
 - Amortization: This incentive will be pro-rated and phased out annually based on the duration the positions remain active, rebates will apply towards this incentive.

- **Targeted Industry** – To demonstrate our support for this **\$29M capital investment** (including \$21M in real property and \$8M in personal property), fees waived will total about **\$235,000**.

- **Rapid Response** – As mentioned above, your project will require permitting. We will facilitate an **expedited permitting process**. This guarantees that your plans will go to the top of the review stack.

- **Business Personal Property Tax Rebate** – We can provide a business personal property tax rebate totaling **\$643,000** over a 35-year term. With your projected \$8M investment in furniture and IT personal property, this represents a significant long-term operational saving.
 - Structured Benefit Schedule: The rebate is designed to provide immediate fiscal impact, starting at **\$38,500** in Year 1. Following standard depreciation cycles, the annual benefit will scale to approximately **\$7,000** by Year 35, ensuring sustained cost savings throughout the life of the property.

Project Jade is a perfect fit for Douglas County's growing aerospace and defense corridor. We are fully committed to support Project Jade in this expansion and look forward to partnering with you on this opportunity.

Warm Regards,

A handwritten signature in blue ink, appearing to read 'Ellie Reynolds', with a stylized flourish at the end.

Ellie Reynolds, CEO/President