

MEETING DATE: December 16, 2025

STAFF PERSON RESPONSIBLE: Tim Hallmark, Director, Facilities, Fleet & Emergency Support Services

DESCRIPTION: 2026 Lease Payment to BVI, LLC for Leased Space at 410 S Wilcox in the Amount of \$248,557.55.

SUMMARY: On April 11, 2017, the Douglas County Board of County Commissioners approved the commercial lease agreement with Wilcox Capital, LLC, for the leased property located at 410 S. Wilcox Street, Castle Rock, CO, which is currently occupied by the Tri-County Health Department.

On January 9, 2019, Wilcox Capital, LLC, notified the tenants of 410 S Wilcox Street that the property had been sold to BVI, LLC, which has assumed and agreed to perform all of the landlord's obligations under our lease.

Suite 103 became available at the property in January 2022. On February 22, 2022, we signed an amendment to include an additional 1,345 square feet of lease space, bringing the total to 8,798 square feet for our Douglas County Public Health Department.

On September 6, 2025, we mutually agreed to terminate the lease on Suite 103.

The 2026 lease due January 1 is \$248,557.55. Breakdown is in the attached lease.

RECOMMENDED ACTION: Approval of lease payment to BVI, LLC in the amount of \$248,557.55 per our Commercial Lease Agreement dated April 11, 2017, for the 2026 Annual Rent.

REVIEW:

Tim Hallmark	Approve	12/9/2025
Jeff Garcia	Approve	12/11/2025
Christie Guthrie	Approve	12/11/2025
Doug DeBord	Approve	12/11/2025

ATTACHMENTS:

Commercial Lease_410 S Wilcox St_April 2017

Termination_Lease_Agreement Unit 103_Final Signed