

## 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 *KC*  
**CC:** DJ Beckwith, Principal Planner  
Lauren Pulver, Planning Resources Manager  
Steven E. Koster, AICP, Deputy Director of Community Development  
**Subject:** **Fee Waiver Request for Sodern America, Inc**

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### SUMMARY

Sodern America, Inc (Sodern) requested a waiver of 100% of all fees associated with a tenant finish building permit and plan review for new U.S. headquarters located at 365 Inverness Parkway, Suite 150, Englewood, CO 80112. The Board of County Commissioners (Board) previously approved an incentive package for Sodern at a work session, including waiving all applicable permits and fees. The total estimated amount of the fee waiver request is \$15,276.94 based on an estimated construction valuation of \$2 million, consisting of:

- Planning review fee..... N/A
- Engineering review fee ..... N/A
- Engineering Services' inspection and permit fees..... N/A
- Building Services permit fee ..... \$9,258.75
- Building Services' plan review fee ..... \$6,018.19
- Building Services' new elevator acceptance..... N/A
- Building Service's zoning review fee ..... N/A

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- **Total Estimate Amount of Fee Waiver..... \$15,276.94**

### CONCLUSION

Permit and fee waivers are granted at the Board's discretion.

### ATTACHMENT

Sodern America, Inc Incentive Request Letter from DCEDC



**Douglas County**  
ECONOMIC DEVELOPMENT CORPORATION

Douglas County Economic Development Corporation

December 8, 2025

Sodern

Dear Tiphaine,

On behalf of the Douglas County Economic Development Corporation, we are pleased to submit the following response to the Sodern request for incentives. We are honored to support Sodern as they explore their 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 our county offers strategic advantages and supportive environment Sodern needs to thrive.

- **Job Creation & Retention** – as a small targeted business (<20 employees) – **\$120,000**
- **Targeted Industries** –To demonstrate our support for Sodern's expansion, Douglas County is prepared to offer a 100% rebate of all applicable permit fees. This incentive is designed to significantly reduce initial operating costs and ensure a smooth, fiscally advantageous start to your project in the County. A similar project with 7-million-dollars in tenant improvements, had a permit fee waiver amount of **\$82,000**.
- **Rapid Response** – As mentioned above, our project will require permitting. We will facilitate an **expedited permitting process** through a dedicated **concierge program**, providing direct coordination with all necessary referral agencies.
- **Business Personal Property Tax Rebate**- We can provide a 100% business personal property tax rebate for up to 35 years. Similar projects with about 28,000 square feet of space have a **1.8 million dollars** rebate associated.

Sodern is a perfect fit for Douglas County's growing aerospace and defense corridor, and we are fully committed to supporting their successful expansion. We appreciate your consideration and look forward to partnering in this important opportunity.

Warm Regards,

Ellie Reynolds

CEO/President