

Economic Development Incentive Agreement Staff Report

Date: July 1, 2026
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Kati Carter, AICP, Director of Community Development *SK for KCC*
CC: DJ Beckwith, Principal Planner
Lauren Pulver, Planning Resources Manager
Steven E. Koster, AICP, Deputy Director of Community Development
Subject: **Economic Development Incentive Agreement Between Douglas County and Riot Platforms, Inc.**
Project File: ED2026-003

Board of County Commissioners Meeting:

July 14, 2026 @ 1:30 p.m.

I. EXECUTIVE SUMMARY

Riot Platforms, Inc. (Riot), has requested an economic development incentive to support its expansion in Douglas County. The Board of County Commissioners (Board) previously approved this incentive for Riot at a work session. The proposed agreement provides \$3,000 per new job created or retained in Douglas County for 24 months. The maximum expenditure of the contract is \$100,000.

II. REQUEST

A. Business

Riot Platforms, Inc.
3855 Ambrosia Street, Suite 301
Castle Rock, CO 80104

B. Representative

Ryan Werner
Riot Platforms, Inc.
3855 Ambrosia Street, Suite 301
Castle Rock, CO 80104

C. Request

This request is for the final execution of an Economic Development Incentive Agreement between Douglas County and Riot.

D. Background

Riot is a Nasdaq-listed Bitcoin mining and digital infrastructure company that originated in Castle Rock in 2002 under the name AspenBio, Inc. While the company pivoted from life sciences to cryptocurrency in 2017, it has maintained its corporate headquarters in Castle Rock for over two decades. Today, Riot operates large-scale mining facilities in Texas and Kentucky and an engineering facility in Denver, employing over 650 people nationwide.

This agreement will support the retention of 25 full-time jobs, 13 new jobs, and 5 part-time jobs. The County will provide \$3,000 for each position up to \$100,000. All jobs must be retained for 24 months. Riot is expanding to 85 Rio Grande, Suites 200 & 300, Castle Rock, Colorado 80104 where these jobs will be located.

III. STAFF ASSESSMENT

Staff has reviewed the Incentive Agreement with the County Attorney’s Office. The Board may execute the Incentive Agreement.

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**ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT
RIOT PLATFORMS, INC.**

THIS ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT (the “Agreement”) is made and entered into this ____ day of _____, 2026, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the “County”), and **RIOT PLATFORMS, INC.**, authorized to do business in Colorado (the “Recipient”). The County and the Recipient are hereinafter collectively referred to as the “Parties” and individually to as a “Party.”

RECITALS

WHEREAS, the County has developed incentives to stimulate economic growth in Douglas County; and

WHEREAS, the County desires to extend the County’s Job Creation & Retention Incentive (the “Incentive”) to Recipient; and

NOW, THEREFORE, where all conditions of the Incentive and terms of this Agreement are met, the Parties agree as follows:

1. LINE OF AUTHORITY: Director of the Department of Community Development (the “Authorized Representative”) is designated as Authorized Representative of the County for the purpose of administering, coordinating, and approving the conditions, terms, and performance by the Parties under this Agreement.

2. JOB CREATION & RETENTION INCENTIVE CONDITIONS:

The County shall compensate Recipient three thousand dollars (\$3,000) per new job created or retained as described in Exhibit A, Economic Development Incentive Recommendation – Riot Platforms, Inc., attached and incorporated herein.

Recipient shall complete and meet all incentive application and approval requirements as described in Exhibit B, Douglas County Economic Development Corporation Business & Development Incentive Program, attached and incorporated herein, including approval from the County.

Recipient must own or lease commercial or industrial property within Douglas County.

Recipient must operate a business which aligns with Douglas County goals and vision, and benefit Douglas County residents.

Retained or created jobs must have an annual salary greater than sixty thousand dollars (\$60,000).

Retained or created jobs must not replace or supplant an existing Recipient's employee or employment position within Douglas County nor reduce Recipient's total workforce or business investment in Douglas County.

Retained or created jobs must be retained for a minimum of twenty-four (24) months.

Recipient shall start submitting quarterly reports within thirty (30) days of execution of this Agreement. These quarterly reports shall include the facility address, dates of new hires, number of retained employees with job titles and dates of employment, work hours including full-time or part-time status, brief description of work performed, salary amount per position, and employee residency. The quarterly reports must be documented as provided in Exhibit C, Quarterly Report, attached hereto and incorporated herein. Recipient shall submit each Quarterly Report to the County prior to the end of each quarter of each calendar year in which jobs are being reported and tracked in order to document retention performance as described above.

Recipient shall submit to the County a completed Initial Conditions Report, Exhibit D, attached hereto and incorporated herein. The Initial Conditions Report shall include the facility address, number of existing employees with job titles and dates of employment, work hours including full-time or part-time status, brief description of work performed, salary amount per position, and employee residency, to document retention performance as described above.

Recipient must comply with the terms of this and any related Economic Development Incentive Agreement. The County may upon written notice to and consent of Recipient change the terms of this Agreement.

3. COMPENSATION: Subject to the maximum contract expenditure and all other provisions of this Agreement, the County agrees to pay, and the Recipient agrees to accept, incentive funds upon the Parties' mutual written determination that the Recipient has satisfactorily fulfilled the requirements of this Agreement. The Recipient must submit a written request for payment within six (6) months following the date of such mutual determination.

4. MAXIMUM CONTRACT EXPENDITURE: Any other provision of this Agreement notwithstanding and pursuant to Section 29-1-110, C.R.S., the amount of funds appropriated for this Agreement is **ONE HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$100,000.00)** for the Term of this Agreement. In no event shall the County be liable for payment under this Agreement for any amount in excess thereof. The County is not under obligation to make any future apportionment or allocation to this Agreement, nor is anything set forth herein a limitation of liability for the Recipient. Any potential expenditure for this Agreement outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

5. TERM: It is mutually agreed by the Parties that the term of this Agreement shall commence upon execution of this Agreement and shall continue in full force and effect for two (2) years from issuance of Certificate of Occupancy of 85 Rio Grande, Suites 200 & 300, Castle Rock, Colorado 80104, unless terminated earlier in accordance with the provisions herein. If necessary to meet the conditions of this Agreement, any extension of the term of this Agreement shall be contingent upon approval of the Board of County Commissioners, annual funding being

appropriated, budgeted, and otherwise made available for such purposes and subject to the County's satisfaction with Recipient's performance of the terms of this Agreement.

6. CONFLICT OF INTEREST: The Recipient agrees that no official, officer or employee of the County shall have any personal or beneficial interest whatsoever in the Recipient's participation in the Incentive as described herein, and the Recipient further agrees not to hire, pay, or contract for services of any official, officer or employee of the County. A conflict of interest shall include transactions, activities or conduct that would affect the judgment, actions or work of the Recipient by placing the Recipient's own interests, or the interest of any party with whom the Recipient has a contractual arrangement, in conflict with those of County.

7. INDEMNIFICATION: The County cannot and by this Agreement does not agree to indemnify, hold harmless, exonerate or assume the defense of the Recipient or any other person or entity whatsoever, for any purpose whatsoever. The Recipient shall defend, indemnify and hold harmless the County, its commissioners, officials, officers, directors, agents and employees from any and all claims, demands, suits, actions or proceedings of any kind or nature whatsoever, including Workers' Compensation claims, in any way resulting from or arising from this Agreement; provided, however, that the Recipient need not indemnify or save harmless the County, its officers, agents and employees from damages resulting from the sole negligence of the County's commissioners, officials, officers, directors, agents or employees.

8. LEGAL RELATIONSHIP: The Parties are not each other's agents and no agency exists between the Parties. The Recipient has no legal relationship with Douglas County. The Recipient is neither an employee nor independent contractor of Douglas County.

9. NO WAIVER OF GOVERNMENTAL IMMUNITY ACT: The Parties hereto understand and agree that the County, its commissioners, officials, officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provisions of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., or otherwise available to the County.

10. ASSIGNMENT: The Recipient covenants and agrees that it will not assign or transfer its rights hereunder, or subcontract any work hereunder, either in whole or in part without the prior written approval of the Authorized Representative. Any attempt by the Recipient to assign or transfer its rights hereunder shall, at the option of the Authorized Representative, void the assignment or automatically terminate this Agreement and all rights of the Recipient hereunder.

11. COUNTY REVIEW OF RECORDS: The Recipient agrees that, upon request of the Authorized Representative, at any time during the term of this Agreement, or three (3) years thereafter, it will make full disclosure to the County and make available for inspection and audit upon request by the Authorized Representative, the County Director of Finance, or any of their authorized representatives, all of its records associated with this Agreement for the purpose of making an audit, examination or excerpts. The Recipient shall maintain such records until the expiration of three (3) years following the end of the term of this Agreement.

12. TERMINATION: Each Party shall have the right to terminate this Agreement, with or without cause, by giving written notice to the other Party of such termination and specifying the effective date thereof, which notice shall be given at least ten (10) days before the effective date of such termination. The Recipient shall be entitled to receive compensation earned under this Agreement prior to the effective date of such termination. Notwithstanding the above, termination of this Agreement shall not relieve the Recipient of liability to the County for damages sustained by the County by virtue of any breach of the contract by the Recipient.

13. NOTICES: Notices concerning termination of this Agreement, notices of alleged or actual violations of the terms or provisions of this Agreement, and all other notices shall be made as follows:

by the Recipient to: Douglas County Government
Attn: Director of Community Development
100 Third Street
Castle Rock, CO 80104
Ph: (303) 660-7460
Email: planning@douglas.co.us

with a copy to: Douglas County Attorney's Office
100 Third Street
Castle Rock, CO 80104
Ph: (303) 660-7414
Email: attorney@douglas.co.us

and by the County to: Riot Platforms, Inc.
3855 Ambrosia Street, Suite 301
Castle Rock, CO 80109
Email: legal@riotplatforms.com

Said notices shall be delivered personally during normal business hours to the appropriate office above, or by prepaid first-class U.S. mail, or other method authorized in writing by the Party receiving such notice. Mailed notices shall be deemed effective upon receipt or three (3) days after the date of mailing, whichever is earlier. The Parties may from time-to-time designate substitute addresses or persons where and to whom such notices are to be mailed or delivered, but such substitutions shall not be effective until actual receipt of written notification.

14. NONDISCRIMINATION: In connection with the performance of work under this Agreement, the Recipient agrees not to refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified, solely because of race, color, religion, national origin, gender, age, military status, sexual orientation, marital status, or physical or mental disability.

15. GOVERNING LAW; VENUE: This Agreement shall be deemed to have been made in, and construed in accordance with the laws of, the State of Colorado. Venue for any action hereunder shall be in the District Court, County of Douglas, State of Colorado. The Recipient

expressly waives the right to bring any action in or to remove any action to any other jurisdiction, whether state or federal.

16. COMPLIANCE WITH ALL LAWS AND REGULATIONS: Under this Agreement, the Recipient shall comply with all applicable laws, rules, regulations and codes of the United States and the State of Colorado.

17. SEVERABILITY: In the event any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, the validity of the remaining provisions shall not be affected. Should either party fail to enforce a specific term of this Agreement it shall not be a waiver of a subsequent right of enforcement, nor shall it be deemed a modification or alteration of the terms and conditions contained herein.

18. NO THIRD-PARTY BENEFICIARIES: The enforcement of the terms and conditions of this Agreement and all rights of action relating to such enforcement shall be strictly reserved to the County and the Recipient, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person under such contract.

19. ADVERTISING AND PUBLIC DISCLOSURE: The Recipient shall not include any reference to this Agreement in any of Recipient's advertising or public relations materials without first obtaining the written approval of the Douglas County Public Affairs Director. Nothing herein, however, shall preclude the transmittal of any information to officials of the County, including without limitation, the County Manager, Assistant County Manager, and the Board of County Commissioners.

20. HEADINGS; RECITALS: The headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. The Recitals to this Agreement are incorporated herein.

21. ENTIRE AGREEMENT: The Parties acknowledge and agree that the provisions contained herein constitute the entire agreement and that all representations made by any commissioner, official, officer, director, agent or employee of the respective parties unless included herein are null and void and of no effect. No alterations, amendments, changes or modifications to this Agreement, except those which are expressly reserved herein to the Authorized Representative, shall be valid unless they are contained in writing and executed by the Parties with the same formality as this Agreement.

22. COUNTY EXECUTION OF AGREEMENT: This Agreement is expressly subject to, and shall not be or become effective or binding on the County, until execution by all signatories of the County.

23. FORCE MAJEURE: No party shall be liable for failure to perform hereunder if such failure is the result of *force majeure*. Any time limit shall be extended for the period of any delay resulting from any *force majeure*, or this Agreement may be terminated if such delay makes performance of the Agreement impossible or impracticable. *Force majeure* shall mean causes beyond the reasonable control of a party such as, but not limited to, weather conditions, acts of God, strikes, work stoppages, unavailability of or delay in receiving labor or materials, faults by

contractors, subcontractors, utility companies or third parties, fire or other casualty or action of government authorities.

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IN WITNESS WHEREOF, the County and the Recipient have executed this Agreement as of the above date.

RIOT PLATFORMS INC.

By: Ryan Werner

ATTEST: (if a corporation)

Printed Name: Ryan Werner

Title: SVP, Chief Accounting Officer

Title: _____

Date: 7/8/26

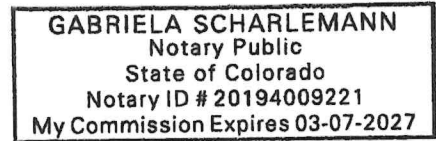
Signature of Notary Public Required:

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 8 day of July, 2026, by

Ryan Werner.

Witness my hand and official seal



Gabriela Scharlemann
Notary Public

My commission expires: march 7, 2027

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, STATE OF COLORADO:**

By: _____
Chair

Date: _____

Deputy Clerk to the Board

Date: _____

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

**Doug DeBord,
County Manager**

**Arielle J. Denis,
Assistant County Attorney**

Date: _____

Date: _____

APPROVED AS TO FISCAL CONTENT:

**Christie Guthrie,
Director of Finance**

Date: _____

Exhibit A
Economic Development Incentive Recommendation – Riot Platforms, Inc.



Douglas County
ECONOMIC DEVELOPMENT
CORPORATION



County Commissioners
Douglas County
100 Third Street
Castle Rock, CO 80104

Re: Economic Development Incentive Recommendation – Riot Platforms, Inc.

Dear County Commissioners,

On behalf of Douglas County EDC and the Castle Rock Economic Development Council, we formally request the County Commissioners consider partnering with the Town of Castle Rock to support the retention and expansion of Riot Platforms, Inc. (“Riot”). Our request is that Douglas County consider matching the Town of Castle Rock’s proposed economic incentive package of **\$100,000** (currently under review by Town Council). This collaboration would significantly strengthen our collective effort to retain a major publicly traded employer and its workforce within Douglas County.

Background and Company Overview Riot Platforms, Inc. (formerly Riot Blockchain, Inc.) is a Nasdaq-listed Bitcoin mining and digital infrastructure company that originated in Castle Rock in 2002 under the name AspenBio, Inc. While the company pivoted from life sciences to cryptocurrency in 2017, it has maintained its corporate headquarters in Castle Rock for over two decades. Today, Riot operates large-scale mining facilities in Texas and Kentucky and an engineering facility in Denver, employing over 650 people nationwide.

The Retention Challenge Riot’s current corporate office at the Ambrosia Building (5,000 sq. ft. in the Meadows Town Center) no longer meets its operational needs. The company requires 8,000–12,000 sq. ft. of Class A office space to accommodate its growing corporate staff.

Through a site selection process, Riot has identified a critical disparity in real estate costs. Suitable office space in the Denver Tech Center (DTC) is available at rates significantly lower than comparable options in Castle Rock. Specifically, DTC properties are generally listing at under \$25.00/sq. ft. Gross, creating a cost differential of approximately \$15.00/sq. ft. compared to Castle Rock. Over a standard five-year lease term, this difference amounts to roughly **\$960,000** in additional occupancy costs for remaining in Town.

Strategic Rationale for Incentive Despite the financial argument for relocating to DTC, Riot’s leadership has expressed a strong desire to keep their headquarters in Castle Rock. The majority of their corporate staff reside in Castle Rock and Douglas County, contributing to our local economy and community fabric. Retaining a publicly traded technology company aligns directly with the Town and County’s economic development goals of fostering primary employment.

The following points outline the rationale for the disparity between Castle Rock and DTC:

1. Extreme Supply Constraint in Castle Rock vs. Oversupply in DTC

- **Castle Rock (Low Supply):** The office market in Castle Rock is characterized by an acute shortage of available inventory. With a vacancy rate hovering near **5.0%** (and retail even tighter at ~1.7%), businesses are competing for a very limited number of spaces. This scarcity allows landlords to maintain and increase asking rents.
- **DTC (High Supply):** Conversely, the DTC and broader Centennial area are experiencing elevated vacancy rates, reported around **22–26%** in 2024. The shift toward hybrid work has left many large corporate campuses and Class A towers with significant blocks of empty space. Landlords in the DTC are under pressure to fill these vacancies, leading to aggressive pricing, concessions, and lower effective rental rates to attract tenants.

2. Inventory Profile: New Construction vs. Legacy Product

- **Castle Rock (Newer, Higher Cost Inventory):** Much of the Class A office product available in Castle Rock is relatively new construction. New construction commands significantly higher rents (\$30–\$40+ PSF NNN) to offset modern construction costs and loans that require lease rates to cover the cost of debt service. There is very little "legacy" or older Class B inventory available to bring down the average asking rate.
- **DTC (Aging Legacy Inventory):** The DTC has a vast supply of older office stock, built in the 1980s and 1990s. These properties have a significantly lower financial basis and can compete as the low-cost provider within the Front Range when vacancy rates rise.

3. The difference between Primary Employers and Service Employers

- **Primary employers**, by definition, sell the majority (51%) of their goods and services outside of the community. From a community perspective this is positive, as it brings new dollars into the community that are distributed among employees that ultimately purchase goods and services, increasing the Town and County's sales tax collection. This dynamic, however, affects how primary employers navigate their real estate decisions as the location they choose is not based on proximity to their customer base and is more often tied to real estate cost/availability, access to qualified employees and desirability of the host community.
- **Service employers**, in contrast, make real estate decision based on proximity to customers. They are far more likely to pay more for real estate so long as the local customer can support their business model (which includes real estate costs). When inventory is low, as is the case in Castle Rock and Douglas County, service employers and primary employers often compete for available space.

Recommendation To secure Riot's long-term presence, both the Douglas County EDC and Castle Rock EDC recommended the approval of a performance-based incentive from the Town of Castle Rocks Economic Development Fund and request that Douglas County consider matching the proposed incentive as a way to bridge a portion of the competitive gap of the project. Bringing the total incentive to \$200,000. Despite the remaining cost disparity between

Castle Rock and the DTC markets, Riot is prepared to commit to the 85 Rio Grande Dr location, retain its staff and add additional FTE, provided the Town and the County supports the project through their established Economic Development Policies, with an employee retention/expansion incentive, **not to exceed a total of \$200,000** (\$100,000 from the Town and \$100,000 from the County - closing the identified gap by 20%).

- Job Retention Credit: \$3,000 per job retained and created paid out per the Town and County's policies over a two-year period.

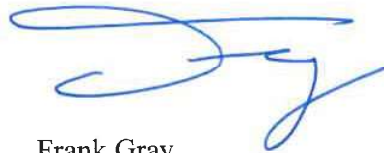
Approval of this request would secure the retention of 25 full-time, primary employment positions and the commitment to grow an additional 13 Full-time positions and 5 Part-time positions.

We request your review and support of this recommendation. Retaining Riot Platforms ensures that Douglas County continues to be the Headquarters of a significant primary employer.

Sincerely,



Ellie Reynolds
President and CEO
Douglas County EDC



Frank Gray
President and CEO
Castle Rock EDC

Exhibit B
Douglas County Economic Development Corporation
Business & Development Incentive Program



Douglas County
ECONOMIC DEVELOPMENT
CORPORATION

DOUGLAS COUNTY

Business & Development Incentive Program

JUNE 2024

The Douglas County Board of County Commissioners strongly supports Douglas County's primary employers and encourages companies receiving incentives to demonstrate involvement in the community and investment in Douglas County's economic future. For that reason, the Douglas County Board of County Commissioners requests that each recipient investigate membership and sponsorship opportunities in the member organizations of Douglas County Economic Development Corporation.



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ADDITIONAL INCENTIVES

Incentive Program Overview

The Incentive Program provides incentives to support core economic development priorities in unincorporated Douglas County, including attraction and expansion of primary employers; investments in economically significant projects; or serving as economic catalysts. The Incentive Program is designed to create jobs, expand the property tax base for Douglas County, encourage existing businesses to invest in new capital projects and new employees, and spur the construction and expansion of office, industrial, and retail development.

FUNDS

Funds available for the Incentive Program are finite — with approval — incentives are granted on a first-come, first-served basis. Funding for this program is allocated annually.

- Project incentives of \$100,000 or less may be administrated by BOCC.
- Project incentives totaling more than \$100,000 require approval of the Douglas County BOCC.

APPLICATIONS

Applications for incentives shall include a formal application and submission of information and supporting documentation and required by BOCC and DCEDC based on criteria established below. Submissions based on insufficient information may be a basis for rejecting an application. Because Douglas County is subject to the Colorado Open Records Act, (CORA), C.R.S. 24-72-201 et al, applicants are encouraged to identify any proprietary business information in their application as confidential or a trade secret.

Incentives may only be awarded under the incentive program for valid public purposes under Colorado law. Incentives cannot take the form of a donation to a company, nor can any incentive cause the BOCC any liability. This incentive program remains subject to repeal or modification at any time at the discretion of the BOCC. Approval of a given incentive does not create a precedent for consideration or approval of another application, nor does it create any rights or benefits upon any prospective applicant or business. Decisions are final and not subject to appeal. Unsuccessful applicants may submit a new application the following calendar year.

Job Creation & Retention

INCENTIVES

\$5,000

per job created (>\$60,000)

\$1,000

Additional \$1,000 per job if it meets target industry criteria

CRITERIA

- 1. Create Jobs:** Minimum number based on company size:
 - a. Small (20 or fewer employees)
 - b. Medium (21-49 employees)
 - a. Large (50+ employees)
 - 2. Retain Jobs:** Commit to retaining created jobs for a minimum of 24 months.
 - 3. Location:** Own or lease commercial or industrial property within Douglas County.
 - 4. Business Activity:** Align with Douglas County's goals and vision.
 - 5. Approval:** Be approved by the Douglas County Board of County Commissioners (BOCC).
 - 6. Reporting:** Document employment details (dates, part-time, full-time, salary, residency) for all employees during the incentive agreement.
- 1. Targeted Industry:** Aerospace, Healthcare, Finance and Clean Energy

Capital Infrastructure Improvements

INCENTIVES

- Public funding provided for public infrastructure to support corporate growth and development.
- Funding of major arterial road extensions or expansions to serve commercial, multifamily, or retail development.

CRITERIA

The Board of County Commissioners may increase the infrastructure investment amount for projects demonstrating a significant public benefit.

- Construction of a new building;
- Seek tenant improvement permits; or structured parking; or major arterial extensions*; or intersection improvements*; or traffic control devices; or roundabouts; or pedestrian crosswalks; or improved traffic flow (acceleration/deceleration lanes)
- The metro district approves of the proposed arterial extension*
- Applicant has demonstrated the proposed project would significantly expand employment, sales tax, property taxes, or provide affordable or attainable housing opportunities*

Targeted Industries

Aerospace, Healthcare, Finance,
& Clean Energy

INCENTIVES

- Up to a 50% rebate (up to 100%) for development and permit fees and taxes in addition to the other job creation and capital improvement incentives.
- Primary employers that qualify

CRITERIA

1. Commercial enterprise (not a nonprofit)
2. Applicants requesting a Target Industry Incentive must meet or exceed the definition of a 2nd State Company as defined below:
 - a. Demonstrated operational history past the “startup” stage
 - b. Employ 6 or more full-time equivalent W-2 employees for at least six months
 - c. Have minimum annual revenue of \$750,000
 - d. Demonstrate the intent and capacity to grow
 - e. Would significantly expand employment, sales tax, property taxes, or provide affordable or attainable housing opportunities*

Rapid Response

INCENTIVE

With Douglas County Development Corporation (DCEDC), Douglas County's Rapid Response Team (RRT) provides qualifying primary employers with expedited review and approval of land use applications and building permits. The RRT service is valuable in that it reduces the time it generally takes for plans to move through the approval process.

1. Predictable Permitting Process:

- a. Guarantees that plans go to the top of the review stack for each reviewing agency (South Metro Fire, Metro Districts, Town & Local Economic Development Divisions, Douglas County Health Department, Engineering Development Review Division, Land Use Review (Planning & Development) Department, etc.

2. One-Round Reviews

- a. Typically starts with a company filling out the pre-rapid response form, then meeting with RRT (1 representative from each entity).

Meeting includes:

- i. Company provides a project overview (including preliminary drawings).
- ii. Entities give feedback.
- iii. After the initial meeting, DCEDC is the mediator if the companies can't work things out on their own with the agencies.

3. Expedited Entitlements

- i. Businesses that participate in the program get through the permit process twice as fast.

CRITERIA

1. **Create Jobs:** Based on same criteria for the Job Creation & Retention Incentive.
2. **Retain Jobs:** Commit to retaining created jobs for 24 months.
3. **Location:** Own or lease a commercial or industrial property within Douglas County.
4. **Business Activity:** Align with Douglas County's goals and vision.
5. **Approval:** Be approved by the Douglas County Board of County Commissioners.
6. **Reporting:** Document employment details (dates, part-time, full-time, salary, residency) for all employees during the incentive agreement.

Business Personal Property Tax Rebate

Over an 8-year period, last recorded in 2023, Douglas County properties have received this tax credit totaling more than \$8.7 million countywide.

INCENTIVE

- Douglas County business property owners receive exemptions of \$100,000 for property taxes as of 2015.
- The State of Colorado exempts the first \$52,000 from the actual value of business personal property per business.

The Douglas County exemption only applies to the Douglas County Government's General Tax, while all other tax authorities remain at the state exemption level.

CRITERIA

1. Apply with BOCC

Office Loan & Lease Programs

The Board of County Commissioners may increase the infrastructure investment amount for projects demonstrating a significant public benefit.

TAX
REBATES

OFFICE LOAN &
LEASE

Additional Incentives

In addition to the Unincorporated Douglas County Business and Development Incentive Program, the **State of Colorado's Office of Economic Development and International Trade** offers several targeted incentive programs for businesses looking to start or expand operations in the state (over 100 different opportunities) – [Visit OEDIT Programs and Funding.](#)

The *Business Funding and Incentives Division* works closely with the *Global Business Development Division* and the *Colorado Economic Development Commission* to provide the funding and performance-based incentives needed to create and retain jobs in Colorado.

The **Douglas County Economic Development Corporation** can help you and your business navigate state and county incentives.



Douglas County
ECONOMIC DEVELOPMENT
CORPORATION

2024 Douglas County Economic Development Corporation. All Rights Reserved.

Exhibit C Quarterly Report

As stated in the Economic Development Incentive Agreement (Agreement) between Douglas County and Riot Platforms, Inc. (Recipient), Recipient is required to submit quarterly reports with the following data and prior to end of each quarter of the current calendar year to:

Douglas County
 Attn: Community Development Director
 Submitted by e-mail to planning@douglas.co.us

Recipient shall report all jobs created and retained and provide any additional documentation and information Douglas County may request to demonstrate Recipient compliance with the Agreement.

Company Name	Click or tap here to enter text.
Industry	Click or tap here to enter text.
Number of retained employees, including job titles, dates of employment, and unique “position number” for tracking	Click or tap here to enter text.
Facility Address	Click or tap here to enter text.
Dates of new hires	Click or tap here to enter text.
Period of time new hires have been retained	Click or tap here to enter text.
Brief description of work performed	Click or tap here to enter text.
Work hours, including full-time or part-time status	Click or tap here to enter text.
Salary amount per position	Click or tap here to enter text.
Employee residency – City, County only (please do not include full address details)	Click or tap here to enter text.
I certify that all information provided in this report is true and accurate to the extent of my knowledge.	
Title:	
Print Name:	
Signature:	Date: Click or tap to enter a date.

Exhibit D
Initial Conditions Report

Douglas County
 Attn: Community Development Director
 Submitted by e-mail to planning@douglas.co.us

Company Name	Click or tap here to enter text.
Industry	Click or tap here to enter text.
Facility Address	Click or tap here to enter text.
Number of existing employees with job titles and dates of employment	Click or tap here to enter text.
Work hours, including full-time or part-time status	Click or tap here to enter text.
Brief description of work performed	Click or tap here to enter text.
Salary amount per position	Click or tap here to enter text.
Employee residency – City, County only (please do not include full address details)	Click or tap here to enter text.
I certify that all information provided in this report is true and accurate to the extent of my knowledge.	
Title:	
Print Name:	
Signature:	Date: Click or tap to enter a date.