

MEETING DATE: January 13, 2026

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

DESCRIPTION: 2026 Payment to Wildcat Shopping Center Lease for Annual Lease Per Fourth Amendment in the Amount of \$148,902.55.

SUMMARY: The original lease agreement with Wildcat Shopping Center, LLC, for 3,505 square feet of space at the Shopping Center concerning the premises of the rentable area located at 2223 Wildcat Reserve Parkway, Unit G-1, Highlands Ranch, CO 80129, otherwise referred to as the Wildcat Motor Vehicle Branch, was effective from October 2001 to December 2011. An amendment for an additional five (5) years was approved in 2012 from January 2012 to December 2016; a second (2nd) amendment for an additional three (3) years was approved on December 20, 2016, for the period January 1, 2017, to December 31, 2019; a third (3rd) amendment for an additional five (5) years was approved in December 2019, for a period January 1, 2020, through December 31, 2024.

We worked with Wildcat Shipping Center LLC to complete a fourth (4th) amendment for thirty-seven (37) months, commencing on January 1, 2025, and expiring on January 31, 2028. The breakdown of the Fourth (4th) Amendment is as follows:

January 1, 2025, to January 31, 2026 \$33.50/SF

\$127,202.27 Minimum Annual Rent

February 1, 2026, to January 31, 2027 \$34.51/SF

\$120,957.55 Minimum Annual Rent

February 1, 2027, to January 31, 2028, \$35.55/SF

\$124,602.75 Minimum Annual Rent

The estimated annual additional rent (the Tenant's pro rata share of operating expenses), in addition to the base annual rent of \$120,957.55, is approximately \$27,945.00, for a total of \$148,902.55.

RECOMMENDED**ACTION:**

Approval 2026 annual lease payment to the Wildcat Shopping Center LLC of \$148,902.55 for the 2026 lease.

REVIEW:

Tim Hallmark	Approve	12/18/2025
Jeff Garcia	Approve	1/2/2026
Christie Guthrie	Approve	1/3/2026
Doug DeBord	Approve	1/7/2026

ATTACHMENTS:

Executed 4th Amendment Douglas County DMV