



MEETINGS OF THE *Broomfield Council*

BROOMFIELD COUNCIL MEETING AGENDA

MONDAY, AUGUST 3, 2026

6:00 PM

Broomfield Council Chambers

George Di Ciero City and County Building

One DesCombes Drive

Broomfield, CO 80020

1. Meeting Commencement

1.A. Pledge of Allegiance

1.B. Review and Approval of Agenda

2. Petitions and Communications

3. Councilmember Reports

4. Public Comment

5. Reports

6. Consent Items

7. Action Items

7.A. Approval of Hearing Officer Recommendations on Abatement Petitions (Resolution No. 2026-97-BOE)
(Board of Equalization - BOE)

7.B. Approval of Administrative Denials and Hearing Officer Recommendations on Protest Petitions (Resolution No. 2026-100-BOE)
(Board of Equalization - BOE)

7.C. Request for Council Executive Session Regarding Broomfield Town Square

7.D. Request for BURA Executive Session Regarding Broomfield Town Square
(Broomfield Urban Renewal Authority - BURA)

8. Mayor and Councilmember Requests for Future Action

9. Adjournment

AUGUST 3, 2026 STUDY SESSION WILL IMMEDIATELY FOLLOW THE REGULAR MEETING

The City and County of Broomfield operates without regard to race, color, national origin, ethnicity, citizenship, immigration status, religion, gender, age, sex, sexual orientation, gender identity, gender expression, marital status, source of income, military status, or disability in all programs and activities.

Individuals with disabilities requiring accommodation or persons needing a language interpreter must submit such a request to the City Clerk no later than noon on Thursday prior to the scheduled Council meeting to allow adequate time to make arrangements. Please call 303.438.6332 or TDD 303.465.5411 or write cityclerk@broomfield.org to make your request.

During the meeting, individuals can click the "CC" button on Live Council meeting video feeds to view closed captioning. Auxiliary hearing aid equipment can be requested on the night of the meeting with our AV team located at the back of the Council Chambers.



Date Posted: July 31, 2026



CITY AND COUNTY OF BROOMFIELD

Staff Memorandum

Meeting Date: Monday, August 3, 2026

To: Mayor and Council

From: Jennifer Hoffman, City and County Manager

Presented By: Crystal Clemens, City and County Clerk and Recorder

Memo Title/Subject: Board of Equalization (BOE) Action on Abatement Petitions (Resolution No. 2026-97-BOE)

[View Correspondence](#)

[View Presentation](#)

Council Action Needed on Item

Staff recommends Council approve the recommendations of the hearing officers abatement petitions referenced in Resolution No. 2026-97-BOE. To do so, the appropriate motion is...

That Resolution 2026-97-BOE be adopted.

Summary

Staff is requesting that Council, sitting as the Board of Equalization, approve actions on three abatement petitions. The taxpayers identified in the resolution and below have filed abatement petitions alleging that their property has been overvalued or that their tax levy is illegal. Council appointed hearing officers with experience in property valuations to hear protest and abatement cases and make recommendations to City Council on such proceedings. The hearing officer recommendations for these abatement petitions are included as attachments 1 - 3 to this memo, with two recommendations for denial and one recommendation for approval in part.

Financial Considerations

While there is a financial implication to Broomfield with the adjustment of property valuations, the valuation of property is handled at the individual property level. The hearing officers are well versed in property valuation and will look at each property individually to determine the actual value of the taxable property based on Colorado statutes by using the appropriate valuation method - the cost approach, sales comparison (market) approach or income approach. The findings presented represent the individual assessment of each property, and not the overall impact to Broomfield's finances.

Prior Council or Other Entity Actions

On February 13, 2024, Council approved [Ordinance 2225](#) transferring the Board of Equalization (BOE) duties from a separate resident board to Council.

Meeting Date: Monday, August 3, 2026

Board of Equalization (BOE) Action on Abatements (Resolution No. 2026-97-BOE)

Prepared By: Crystal Clemens, City and County Clerk & Recorder

On May 28, 2024, Council approved [Resolution No. 2024-41-BOE](#) confirming the appointment of existing hearing officers, appointing a new hearing officer and two new arbitrators.

Additional Information

Abatements can be received at any time throughout the year, but the deadline for filing is the first working day in January within two years of the date the taxes were levied. As a result, Broomfield tends to see most abatements filed in late December to early January each year; however, petitions may be received at any time throughout the year. Pursuant to C.R.S. §39-1-113(1.7), every abatement or refund petition shall be acted upon within six months of the date of filing of the petition.

On June 23, 2026, abatement hearings were held by an appointed hearing officer. After reviewing all of the evidence presented in the case:

- The hearing officer is recommending **denial** in the petition filed by KRW Investments LLC, Schedule No. R1018841 (Attachment 1).
- The hearing officer is recommending **denial** in the petition filed by Maxwell Keirn, Schedule No. R8860961 (Attachment 2)
- The hearing officer is recommending a reduction in the value, but not to the level requested by the petitioner. The hearing officer is recommending **approval in part** in the petition filed by Peak Professional Building, Schedule No. R8873840, reducing the assigned value from \$1,554,330 to \$1,512,000 (Attachment 3).

The Assessor's Office will continue to work with the petitioners if these items are appealed to the State Board of Assessment Appeals, but a formal action of the County Board of Equalization is required before the appeal to the next level may proceed.

RESOLUTION NO. 2026-97-BOE

A resolution approving Hearing Officer recommendations on Abatement Petitions

Recitals.

Whereas, Council sits as the Broomfield Board of Equalization; and

Whereas, pursuant to C.R.S. §39-1-113 and §39-10-114, Council appointed independent referees, or hearing officers, experienced in property valuation to conduct hearings on behalf of Broomfield's board of equalization and submit final recommendations to Council for approval; and

Whereas, the petitioners identified below have submitted petitions for abatements or refunds for taxes alleging taxes have been levied erroneously or illegally, whether due to erroneous valuation for assessment, irregularity in levying, clerical error, or overvaluation and the petitioners have submitted evidence of the proposed value for the subject property; and

Whereas, on June 23, 2026 two hearings were conducted on the valuation of the properties at issue; and

Whereas, the hearing officer made findings and recommendations detailed below to Council.

Now, therefore, be it resolved by the City Council of the City and County of Broomfield, Colorado sitting as the Board of Equalization:

Section 1.

The findings and recommendations of the hearing officer for KRW Investments LLC, Schedule No. R1018841, to deny the abatement petition is hereby adopted.

Section 2.

The findings and recommendation of the hearing officer for Peak Professional Building, Schedule No. R8873840, to approve in part the abatement petition is hereby adopted.

Section 3.

This resolution is effective on the date of approval by the City Council of the City and County of Broomfield.

Approved on August 3, 2026

City Council sitting as the County Board of
Equalization of the County of Broomfield,
Colorado

Mayor

Attest:

Office of the City and County Clerk

Approved as to form:

KKH

City and County Attorney

**City & County of Broomfield Board of Equalization - Hearing Officer
Worksheet (Rev. 4.2026)**

Petitioner(s)/Schedule Number(s) KRW Investments LLC

Property Address 205 Commerce St.

Hearing Date and Time Tuesday, June 23, 2026 at 9:45 a.m.

Hearing Type: ☒ Abatement
☐ Property Tax Appeal/Protest

Notice of Determination Total \$ _____

Name of Assessor Department Representative: *(mark only one)*

☐ Don Delay ☐ Phil Gutherless ☐ David Luse
☐ Brian Doehler ☒ Micah Hayward ☐ Amanda Hanson

Petitioner Participated via: *(mark only one)*

☐ Not present ☐ Submitted written documentation
☒ Telephone/Video

☐ Represented by:

☒ Agent: Aaron Anderson with Catalyst

☐ Attorney: _____

Stipulation: (Protests only) *(check all that apply)*

☐ Petitioner agreed to stipulation
☐ Stipulation form is completed and signed

Administrative Denial *(check all that apply)*

☐ Petitioner agreed to administrative denial
☐ Administrative denial form is completed and signed

Petitioner is disputing the: *(check all that apply)*

☒ Property valuation
☐ Property classification
☐ Other: _____

Assessor presented the following testimony and documents: *(check all that apply)*

☒ Sales comparison grid ☐ Cost approach grid
☒ Income approach grid ☐ Property classification support

Assessor testimony notes:

Subject sold low (below market) to existing tenant. Presented several lease and sale comps. Most sale comps well below subject assessment (Assessor Market Value). Also presented Income Approach with adjustment for age and cap rate of 7.50%. Most lease comps were also above Assessor derived rent estimate. Addressed Petitioner comps indicating that they are not directly comparable.

The Petitioner presented the following testimony and documents in support of their argument:
(check all that apply)

☐ Sales comparison grid ☐ Cost approach grid
☒ Sales listings ☐ No documentation

Petitioner testimony notes:

Petitioner provided CoStar sheets but did not indicate that any of the comparables he actually confirmed the sales with buyer/seller or Broker involved.

Believes value of subject should be same as purchase during data gathering period at \$850,000. Estimates rent at \$11.00/sf but lower cap rate.

Addressed Assessor comps indicating that they are not directly comparable.

The Hearing Officer finds that the value / classification placed on the property by the Assessor is:

- ☒ Correct (skip to Hearing Officer recommendation - denial)
☐ Incorrect (provide reason below)

Hearing Officer reason for adjustment: *(check all that apply)*

- ☐ Petitioner sales
☐ Petitioner's income and expense data
☐ Petitioner established by evidence that Assessor misclassified the property
☐ New information provided by the Assessor
☐ Other: _____

Hearing Officer is recommending denial due to: *(check all that apply)*

- ☐ Petitioner's sales were not similar to the subject property or indicative of market value for the data collection period
☐ Petitioner's sales support Assessor value
☐ Petitioner did not establish that Assessor misclassified the property
☐ Petitioner provided little or no data to support their argument
☒ Assessor's evidence was more persuasive
☐ Other: _____

Comparable sales Hearing Officer found most compelling in establishing value for the subject property:

	Comp 1	Comp 2	Comp 3
Assessor			
Petitioner			

Comparable sales, income / expense, cost approach notes:

Hearing Officer Recommendation *(check all that apply)*

- ☐ Approval
☐ Approval in Part
☒ Denial
☐ Classification Change

Adjustment to the value for the subject property should be:

Land \$ 292,600
Improvements \$ 665,000
Total \$ 957,600

New value: \$ _____ OR Classification change: _____

Hearing Officer Signature Shelley Kechter

Shelley Kechter
2026.06.23 10:41:21 -06'00'

Today's Date June 23, 2026

mm/dd/yyyy

City & County of Broomfield Board of Equalization - Hearing Officer Worksheet

Alan Jones, Hearing Officer

Petitioner(s)/Schedule Number(s)

Keirn - R8860961

Property Address

13873 Legend Way, Unit 104

Hearing Date and Time

Monday, July 20, 2026 at 11:30 a.m.

Hearing Type: ☒ Abatement

☐ Property Tax Appeal/Protest

Notice of Determination Total \$551,500

Name of Assessor Department Representative: (mark only one)

☐ Don Delay

☐ Phil Gutherless

☐ David Luse

☐ Brian Doehler

☒ Micah Hayward

☐ Amanda Hanson

Petitioner Participated via: (mark only one)

☐ Not present

☐ Submitted written documentation

☒ Telephone/Video

☐ Represented by:

☐ Agent: _____

☐ Attorney: _____

Stipulation: (Protests only) (check all that apply)

☐ Petitioner agreed to stipulation

☐ Stipulation form is completed and signed

Administrative Denial (check all that apply)

☐ Petitioner agreed to administrative denial

☐ Administrative denial form is completed and signed

Petitioner is disputing the: (check all that apply)

☒ Property valuation

☐ Property classification

☐ Other: _____

Assessor presented the following testimony and documents: (check all that apply)

☒ Sales comparison grid

☐ Cost approach grid

☐ Income approach grid

☐ Property classification support

Assessor testimony notes:

Assessor's report is fair, comps are good and adjustments minimal. All comps seem to be same level and same floorplan.

I recommend that value be sustained. Petitioner submitted 2nd floor comps which are always worth less than main level comps.

The Petitioner presented the following testimony and documents in support of their argument:

(check all that apply)

☒ Sales comparison grid

☐ Cost approach grid

☒ Sales listings

☐ No documentation

Petitioner testimony notes:

Petitioner submitted photos, comps and he recorded the hearing.

The Hearing Officer finds that the value / classification placed on the property by the Assessor is:

- ☒ Correct (skip to Hearing Officer recommendation - denial)
- ☐ Incorrect (provide reason below)

Hearing Officer reason for adjustment: *(check all that apply)*

- ☐ Petitioner sales
- ☐ Petitioner's income and expense data
- ☐ Petitioner established by evidence that Assessor misclassified the property
- ☐ New information provided by the Assessor
- ☐ Other: _____

Hearing Officer is recommending denial due to: *(check all that apply)*

- ☒ Petitioner's sales were not similar to the subject property or indicative of market value for the data collection period
- ☐ Petitioner's sales support Assessor value
- ☐ Petitioner did not establish that Assessor misclassified the property
- ☐ Petitioner provided little or no data to support their argument
- ☒ Assessor's evidence was more persuasive
- ☒ Other: There is no evidence showing me that the value given to the subject proeprty was too high.

Comparable sales Hearing Officer found most compelling in establishing value for the subject property:

	Comp 1	Comp 2	Comp 3
Assessor	13849 Legend TR #104	13816 Legend Trl #104	13799 Legend Trl #104
Petitioner			

Comparable sales, income / expense, cost approach notes:

Assessor's comps were great comps

Hearing Officer Recommendation *(check all that apply)*

- ☐ Approval
- ☐ Approval in Part
- ☒ Denial
- ☐ Classification Change

Adjustment to the value for the subject property should be:

Land \$ _____

Improvements \$ _____

Total \$ _____

New value: \$ _____ OR Classification change: _____

Hearing Officer Signature

DocuSigned by:

 963142C13C0E45D...

Today's Date

7/21/2026

mm/dd/yyyy

**City & County of Broomfield Board of Equalization - Hearing Officer
Worksheet (Rev. 4.2026)**

Petitioner(s)/Schedule Number(s) Peak Professional Building, LLC

Property Address 433 Summit Blvd., Unit 201

Hearing Date and Time Tuesday, June 23, 2026 at 9:00 a.m.

Hearing Type: ☒ Abatement
☐ Property Tax Appeal/Protest

Notice of Determination Total \$ _____

Name of Assessor Department Representative: *(mark only one)*

☐ Don Delay ☐ Phil Gutherless ☐ David Luse
☐ Brian Doehler ☒ Micah Hayward ☐ Amanda Hanson

Petitioner Participated via: *(mark only one)*

☐ Not present ☐ Submitted written documentation
☒ Telephone/Video

☒ Represented by:

☒ Agent: 1st Net Real Estate Services-Michael Walter

☐ Attorney: _____

Stipulation: (Protests only) *(check all that apply)*

☐ Petitioner agreed to stipulation
☐ Stipulation form is completed and signed

Administrative Denial *(check all that apply)*

☐ Petitioner agreed to administrative denial
☐ Administrative denial form is completed and signed

Petitioner is disputing the: *(check all that apply)*

☒ Property valuation
☐ Property classification
☐ Other: _____

Assessor presented the following testimony and documents: *(check all that apply)*

☒ Sales comparison grid ☐ Cost approach grid
☐ Income approach grid ☐ Property classification support

Assessor testimony notes:

Considered/presented only Sales Comparison. No Income Approach presented. Noted two sales in subject building with one above grade and one garden level building. Some size discrepancy in one Petitioner and Assessor sale (899 Hwy 287, Unit 5) skews data per Assessor representative.

The Petitioner presented the following testimony and documents in support of their argument:
(check all that apply)

☐ Sales comparison grid ☐ Cost approach grid
☒ Sales listings ☐ No documentation

Petitioner testimony notes:

Agent indicates that market in June 2024 worse than June 2022. States that size (subject is larger than much of the data) is a greater negative impact than reflected by Assessor adjustments.

After further review, agent believes value should be in the range of \$265 to \$300/sf.

The Hearing Officer finds that the value / classification placed on the property by the Assessor is:

- ☐ Correct (skip to Hearing Officer recommendation - denial)
☐ Incorrect (provide reason below)

Hearing Officer reason for adjustment: *(check all that apply)*

- ☐ Petitioner sales
☐ Petitioner's income and expense data
☐ Petitioner established by evidence that Assessor misclassified the property
☐ New information provided by the Assessor
☒ Other: More emphasis placed on subject larger size and more emphasis upon larger sales.

Hearing Officer is recommending denial due to: *(check all that apply)*

- ☐ Petitioner's sales were not similar to the subject property or indicative of market value for the data collection period
☐ Petitioner's sales support Assessor value
☐ Petitioner did not establish that Assessor misclassified the property
☐ Petitioner provided little or no data to support their argument
☐ Assessor's evidence was more persuasive
☐ Other: _____

Comparable sales Hearing Officer found most compelling in establishing value for the subject property:

	Comp 1	Comp 2	Comp 3
Assessor			
Petitioner			

Comparable sales, income / expense, cost approach notes:

More emphasis upon sales of larger units as presented by Assessor.

Hearing Officer Recommendation *(check all that apply)*

- ☐ Approval
☒ Approval in Part
☐ Denial
☐ Classification Change

Adjustment to the value for the subject property should be:

Land \$ 0
Improvements \$ 1,512,000
Total \$ 1,512,000

New value: \$ 1,512,000 OR Classification change: _____

Hearing Officer Signature Shelley Kechter

Shelley Kechter
2026.06.24 08:10:38 -06'00'

Today's Date June 23, 2026

mm/dd/yyyy



Meeting Date: Monday, August 3, 2026

To: Mayor and Council

From: Jennifer Hoffman, City and County Manager

Presented By: Crystal Clemens, City and County Clerk and Recorder

Memo Title/Subject: Board of Equalization (BOE) Approval of Administrative Denials and Hearing Officer recommendations on Protest Petitions (Resolution No. 2026-100-BOE)

[View Correspondence](#)

[View Presentation](#)

Council Action Needed on Item

Staff recommends Council approve the Administrative Denials and recommendations of the hearing officers referenced in Resolution No. 2026-100-BOE. To do so, the appropriate motion is...

That Resolution No. 2026-100-BOE be adopted.

Summary

Staff is requesting that Council, sitting as the Board of Equalization, approve Administrative Denials and the recommendations of hearing officers relating to various protest petitions. Property owners have filed protests challenging their property tax valuations. Hearing officers have reviewed these protests and made one of three recommendations: Reduction in Value, No Change in Value, or Administrative Denial. As a reminder, the Board of Equalization is a reviewing body tasked with finalizing the hearing officer's recommendations.

Administrative Denials are strategic decisions where either the tax agent or property owner chooses to forego the local hearing process, accepting a denial at this level in order to appeal directly to the next level, typically either to the State Board of Assessment Appeals or to district court.

Financial Considerations

While there is a financial implication to Broomfield with the adjustment of property valuations, the valuation of property is handled at the individual property level. The hearing officers are well versed in property valuation and will look at each property individually to determine the actual value of the taxable property based on Colorado statutes by using the appropriate valuation method - the cost approach, sales comparison (market) approach or income approach. The findings presented represent the individual assessment of each property, and not the overall impact to Broomfield's finances.

Meeting Date: Monday, August 3, 2026

BOE Approval of Administrative Denials and Hearing Officer recommendations on Protest Petitions

Prepared By: Crystal Clemens, City and County Clerk and Recorder

Prior Council or Other Entity Actions

On February 13, 2024, Council approved [Ordinance 2225](#) transferring the Board of Equalization (BOE) duties from a separate resident board to Council.

On May 28, 2024, Council approved [Resolution No. 2024-41-BOE](#) confirming the appointment of existing hearing officers, appointing a new hearing officer and two new arbitrators.

Boards and Commissions Prior Actions and Recommendations

N/A

Detailed Background

Each year there are several statutory deadlines relating to the property valuations and protests of those values. Notably, all of the hearings on protests must take place between July 15th and August 5th each year. 2026 is not a reappraisal year, and as such there tends to be fewer protests than in revaluation years (i.e. odd numbered years).

Below is a chart detailing the various deadlines.

Assessor/BOE Timeline (BOE (Council) Duties are in **YELLOW**)

Date	Description	Responsibility	Additional Information
June 8, 2026	Deadline for Protests - Real Property	Taxpayer submits - Assessor's Office reviews/determines value	C.R.S.39-5-121(1) C.R.S.39-5-122 (1),(2)
June 30, 2026	Deadline for Notice of Determination - Real Property	Assessor's Office	C.R.S.39-5-122(2) C.R.S.39-5-122.7
June 30, 2026	Deadline for Protests - Personal Property	Taxpayer submits - Assessor's Office reviews/ determines value	C.R.S.39-5-121(1.5)(a) C.R.S.39-5-122
July 10, 2026	Deadline for Notice of Determination - Personal Property	Assessor's Office	C.R.S.39-5-122(2)
By July 15	Assessor Report to BOE/Council	Assessor's Office	C.R.S.39-8-105

Meeting Date: Monday, August 3, 2026

BOE Approval of Administrative Denials and Hearing Officer recommendations on Protest Petitions

Prepared By: Crystal Clemens, City and County Clerk and Recorder

July 20 - July 28, 2026	Protest Hearings heard by the Council-appointed Hearing Officers with the taxpayer and a representative of the Assessor's Office present.	Clerk of the BOE/ Hearing Officers	Heard by Council-appointed Hearing Officers.
No later than August 5, 2026 (Wednesday)	Special Meeting for the BOE to approve the findings of the protest Hearing Officers	Board of Equalization (Council)	Statutory deadline; can occur earlier if all hearings completed.
August 13, 2026	Letters mailed to the taxpayer advising of the outcome of their appeal.	Clerk to the BOE	Must be mailed within five business days following the BOE decision/hearing
30 Days after the decision was mailed	Taxpayers may appeal the decision to the Board of Assessment Appeals (BAA), District Court or request binding arbitration.	Taxpayer	Appeals must be filed no later than the beginning of September based on the mailing.

This is not a reappraisal year and Broomfield typically receives fewer protests than in reappraisal or revaluation years. Due to National Night Out on August 4, 2026, it was determined that a meeting of City Council on Monday, August 3, 2026, allows enough time to complete all of the protest hearings and time for staff to prepare the final documents for the hearing.

The taxpayers identified in Exhibit A to the Resolution have filed protest petitions alleging that their property has been overvalued. Council appointed hearing officers with experience in property valuations preside over the hearings relating to the protests. The hearing officers conducted hearings with the petitioners daily from July 20-28, 2026 and are making the recommendations described on Resolution No. 2026-100-BOE.

The City and County Attorney's Office recommends that Council adopt the hearing officer recommendations as a final action of the Board of Equalization. The taxpayers will be notified of the decision and will have an opportunity to appeal this decision if they are dissatisfied.

RESOLUTION NO. 2026-100-BOE

A resolution approving Administrative Denials and Hearing Officer recommendations on
Property Tax Protest Petitions

Recitals.

Whereas, Council sits as the Broomfield Board of Equalization; and

Whereas, pursuant to Section 39-8-106, C.R.S., the petitioners identified below have submitted protests of the determination of value sent by the Assessor and the petitioners have submitted evidence of the proposed value for the subject property;

Whereas, pursuant to C.R.S. §39-8-102(2), Council appointed independent referees, or hearing officers, experienced in property valuation to conduct hearings on behalf of Broomfield's board of equalization and submit final recommendations to Council for approval; and

Whereas, between July 22-28, 2026 hearings were conducted by the hearing officers on the valuation of the properties at issue; and

Whereas, the hearing officers' have made the findings and recommendations detailed below to Council relating to the protest petitions and the administrative denial requests are noted below.

Now, therefore, be it resolved by the City Council of the City and County of Broomfield, Colorado sitting as the Board of Equalization:

Section 1.

The findings and recommendations of the hearing officer and the administrative denial requests on attached Exhibit A are hereby adopted by Council.

Section 2.

Council hereby authorizes the Clerk or the Deputy Clerk to make minor administrative modifications to any hearing officer recommendation to correct any calculation error or other similar mistake prior the Clerk's notification to the property owner and or their representative, in a form approved by the City and County Attorney.

Section 3.

This resolution is effective on the date of approval by the City Council of the City and County of Broomfield.

Approved on August 3, 2026

Board of Equalization

Mayor

Attest:

Office of the City and County Clerk

Approved as to form:

NCR

City and County Attorney

Exhibit A
Resolution 2026-100-BOE
Hearing Officer Recommendations

Parcel Number	Appellant Name	Assessor Recommended Value	Hearing Result Finding	Hearing Result Recommendation	Hearing Adjusted Total
R8862830	Curtis Stepan	\$1,143,600	Sufficient Evidence Presented	Reduction in value	\$1,000,000
R8873840	Mike Walter	\$1,554,330	Sufficient Evidence Presented	Reduction in value	\$1,512,390
R8873208	Peter Rosato	\$314,070	Insufficient Evidence Presented	No change in value	\$314,070
R1018841	Peter Rosato	\$957,600	Insufficient Evidence Presented	No change in value	\$957,600
R8869203	Oleg Ponomaryov	\$887,410	Insufficient Evidence Presented	No change in value	\$887,410
R1031826	Barbara Gonzales	\$69,147,000	Insufficient Evidence Presented	No change in value	\$69,147,000
R8870417	Jane Brueckner	\$573,820	Insufficient Evidence Presented	No change in value	\$573,820
R8860961	Max Keirn	\$551,500	Insufficient Evidence Presented	No change in value	\$551,500
R8867098	Paik Saber	\$1,479,590	Insufficient Evidence Presented	No change in value	\$1,479,590
R8867031	Stephen TEBO	\$14,250,000	Insufficient Evidence Presented	No change in value	\$14,250,000
R1105652	Colton Pace	\$653,640	Insufficient Evidence Presented	No change in value	\$653,640
R1122831	Colton Pace	\$844,200	Insufficient Evidence Presented	No change in value	\$844,200
R8865992	Ayush Mittal	\$1,017,730	Insufficient Evidence Presented	No change in value	\$1,017,730
R8875334	Ayush Mittal	\$602,020	Insufficient Evidence Presented	No change in value	\$602,020
R1018269	Peter Rosato	\$957,600	Insufficient Evidence Presented	No change in value	\$957,600
R8871201	BPS Investors LLC	\$16,479,310	Insufficient Evidence Presented	No change in value	\$16,479,310
R0023816	Dari Bozorgpour	\$632,490	Admin Denial	Admin Denial	\$632,490
R1107111	Ryan LLC	\$6,193,910	Admin Denial	Admin Denial	\$6,193,910
R1055922	Ryan LLC	\$10,096,400	Admin Denial	Admin Denial	\$10,096,400
R1107102	Ryan LLC	\$10,608,320	Admin Denial	Admin Denial	\$10,608,320
R1107103	Ryan LLC	\$12,282,750	Admin Denial	Admin Denial	\$12,282,750
R1107104	Ryan LLC	\$14,559,240	Admin Denial	Admin Denial	\$14,559,240
R2404111	David Johnson	\$1,660,780	Admin Denial	Admin Denial	\$1,660,780
R2404104	David Johnson	\$1,627,110	Admin Denial	Admin Denial	\$1,627,110



CITY AND COUNTY OF BROOMFIELD

Staff Memorandum

Meeting Date: August 3, 2026

To: Mayor and Council

From: Jennifer Hoffman, City and County Manager

Presented By: Nancy C. Rodgers, City and County Attorney; Karl Frundt, Senior Attorney

Memo Title/Subject: Memo for Council and BURA Executive Session Requesting Legal Advice and Instruction to Negotiators Regarding BTS

[View Correspondence](#)

[View Presentation](#)

Council Action Needed on Item

Should Council want to have the executive session, it is recommended that Council approve, by 2/3rds vote, the following motion ...

- That Council schedule an executive session to be held with BURA on August 3, 2026 immediately following the Council meetings for the purpose of obtaining legal advice and providing instruction to negotiators regarding Broomfield Town Square as permitted by C.R.S. § 24-6-402(4)(b) and (e).

Based on the above, it is recommended that BURA approve, by 2/3rds vote, the following motion ...

- That BURA schedule an executive session to be held with Council on August 3, 2026 immediately following the Council meetings for the purpose of obtaining legal advice and providing instruction to negotiators regarding Broomfield Town Square as permitted by C.R.S. § 24-6-402(4)(b) and (e).

Summary

The City and County Attorney requests Council and the Broomfield Urbana Renewal Authority (BURA) board hold an executive session for the purpose of obtaining legal advice and instruction to negotiators regarding Broomfield Town Square (BTS) development. The executive session is proposed to be held on August 3, 2026 to take place immediately following the Council study session.

An executive session is permitted under C.R.S. § 24-6-402(4)(b) and (e) (legal advice, and instruction to negotiators) and requires an affirmative vote of 2/3rds of the quorum of Council and BURA present.

BURA is a distinct public body that is legally separate from CCOB. It is composed of Council members plus two representatives from affected taxing districts. Both Council and the BURA board each need to call for their executive session. It is permissible that the two bodies hold the executive session together and the combined executive session does not alter the confidential nature of the meeting.

The open meetings provision of the Colorado Sunshine Act of 1972 (Act) requires that any local public body announce in public the topic for discussion for the executive session. In addition, the local public body must include the specific citation in the Act that authorizes the local public body to meet in executive session.

Meeting Date: August 3, 2026

Memo for Council and BURA Executive Session Requesting Legal Advice and and Instruction to Negotiators Regarding BTS
Prepared By: Nancy C. Rodgers, City and County Attorney; Karl Frundt, Senior Attorney

The local public body must also identify the particular matter to be discussed in as much detail as possible without compromising the purpose for which the executive session is authorized. C.R.S. § 24-6-402(4).

Executive sessions are electronically recorded. The record of an executive session must also state the specific citation in the Act authorizing the executive session. Portions of an executive session that are purely for purposes of obtaining legal advice do not need to be recorded.

Financial Considerations

N/A

Prior Council or Other Entity Actions

N/A

Boards and Commissions Prior Actions and Recommendations

N/A



CITY AND COUNTY OF BROOMFIELD

Staff Memorandum

Meeting Date: August 3, 2026

To: Mayor and Council

From: Jennifer Hoffman, City and County Manager

Presented By: Nancy C. Rodgers, City and County Attorney; Karl Frundt, Senior Attorney

Memo Title/Subject: Memo for Council and BURA Executive Session Requesting Legal Advice and Instruction to Negotiators Regarding BTS

[View Correspondence](#)

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Council Action Needed on Item

Should Council want to have the executive session, it is recommended that Council approve, by 2/3rds vote, the following motion ...

- That Council schedule an executive session to be held with BURA on August 3, 2026 immediately following the Council meetings for the purpose of obtaining legal advice and providing instruction to negotiators regarding Broomfield Town Square as permitted by C.R.S. § 24-6-402(4)(b) and (e).

Based on the above, it is recommended that BURA approve, by 2/3rds vote, the following motion ...

- That BURA schedule an executive session to be held with Council on August 3, 2026 immediately following the Council meetings for the purpose of obtaining legal advice and providing instruction to negotiators regarding Broomfield Town Square as permitted by C.R.S. § 24-6-402(4)(b) and (e).

Summary

The City and County Attorney requests Council and the Broomfield Urbana Renewal Authority (BURA) board hold an executive session for the purpose of obtaining legal advice and instruction to negotiators regarding Broomfield Town Square (BTS) development. The executive session is proposed to be held on August 3, 2026 to take place immediately following the Council study session.

An executive session is permitted under C.R.S. § 24-6-402(4)(b) and (e) (legal advice, and instruction to negotiators) and requires an affirmative vote of 2/3rds of the quorum of Council and BURA present.

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Financial Considerations

N/A

Prior Council or Other Entity Actions

N/A

Boards and Commissions Prior Actions and Recommendations

N/A