

COLORADO GENERAL ASSEMBLY

Sen. Kyle Mullica, Chair
Sen. Nick Hinrichsen
Sen. Byron Pelton



Rep. Tammy Story, Vice-Chair
Rep. Mandy Lindsay
Rep. Ty Winter

Capital Development Committee

State Capitol Building, Room 029
Denver, Colorado 80203-1784
(303) 866-3521

January 30, 2026

Tony Gherardini, Executive Director
Department of Personnel and Administration
6060 Broadway
Denver, CO 80216

Dear Mr. Gherardini

On January 30, 2026, the Capital Development Committee (CDC) considered two property transaction proposals from the Department of Personnel and Administration (DPA). The proposals were presented pursuant to Sections 24-82-102 and 24-82-102.5, C.R.S., which require DPA to submit a report to the CDC prior to entering into a contract regarding unused, state-owned real property. *The CDC approved both the anticipated use of and the authority to enter into contracts for multiple parcels at the Lakewood complex.* Descriptions of the proposals are attached.

Table 1
Capital Development Committee Recommendation
Regarding DPA Property Transactions

Transaction Type	County	Location	Lot Size	Intended Use
P3 long-term ground lease	Jefferson	Reed Street and 17 th Avenue, Lakewood	Two parcels totaling 8.2 acres	Affordable housing and childcare
P3 real estate sale	Jefferson	Reed Street and 17 th Avenue, Lakewood	Two parcels totaling 5.9 acres	Affordable housing and childcare

Tony Gherardini
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If you have any questions or concerns about the CDC's recommendations, please call Nina Forbes, Legislative Council Staff, at 303-866-4785.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kyle Mullica".

Senator Kyle Mullica

Chair, Capital Development Committee

- c: Capital Development Committee Members
- Joint Budget Committee Members
- Thomas Kurek, Department of Personnel and Administration
- Seth Ford, Department of Personnel and Administration
- Cameron Kennedy, Office of the State Architect
- Bruce Eisenhauer, Department of Local Affairs
- Adrian Leiter, Governor's Office of State Planning and Budgeting
- Tammy Pacheco, Governor's Office of State Planning and Budgeting
- Bob Jaros, State Controller's Office
- Andrea Uhl, Joint Budget Committee Staff
- Capital Development Committee Staff