

The Role of the Partnership Committee

Collaborate with Jeffco staff to develop a revenue-generation recommendation for the Board of Education

- Serve as a key communicator within your networks and organizations, explaining why this investment matters
- Advise on investment categories—without setting specific allocations or negotiating items like employee compensation agreements
- Consider joining an independent campaign team to support the ballot initiative



VISION – Why We Exist

Ensure every Jefferson County student has the resources to learn, grow, and succeed.

MISSION – How We Achieve Our Vision

Develop a sustainable revenue generation recommendation for the Jeffco Board of Education's consideration that prioritizes high student impact, earns voter support in November 2026, and includes clear, regular reporting on fund use.

VALUES – What We Stand For

STUDENTS FIRST

Put student success at the center of every decision.

ACCOUNTABLE

Measure and report student outcomes and financial performance with clear, evidence-based metrics.

ADAPTABLE

Adjust funding priorities as student needs evolve.

BALANCED COLLABORATION

Partner with staff, associations, experts, families, and the community to support equitable outcomes across all schools.

COMMUNITY TRUST

Communicate clear value for students, stakeholders, and taxpayers to strengthen confidence in the district.

Priority Investment Areas You Shared on February 3

- Mental Health
- Competitive Compensation
- Modernized, Safe learning Env. (more specific?)
- Career & Tech Ed.
- Funding for better staff/student ratios

- Compensation
- Preserving Staffing Levels
- Mental Health, Safety, & Security
- Career-connected Opportunities (e.g., CTE, experiential learning, etc.)
- Modernizing infrastructure (e.g., building investments, etc.)

- Compensation that Rewards Longevity and Exceeds other Districts
- Investment in onsite CTE for Middle and High Schools
- Investment in Modernized School Buildings to attract families & meet their expectations in 2036

- REPLACEMENT OF AGING BLDGS
- NON-CAPITAL SAFETY (SRG OFFICES at each school/ Staff training), MENTAL HEALTH
- SUSTAINABLE SCHOOLS/OUTDOOR LEARNING ENVIRONMENTS
- ENERGY-EFFICIENT SCHOOLS
- REPLACING MODULAR BLDGS
- REPLACING MODULAR WALLS IN SOME CLASSROOMS
- PARAS / SUPPORT STAFF
- FUNDING FOR SMALLER CLASS SIZE (GO)

- Competitive Compensation
- School Safety
- Capital Investment ~~investment~~ on infrastructure
- Expanded CTE opportunities
- Support services for students
 - SPED SEL, at risk students etc.

- High quality staff through competitive compensation (school bus)
- Improved physical security (security patrol services)
- Life skills, career & technical ed. → environmental education
- Sustainability (reuse waste, water)
- Support services for students

<p>Capital Investment</p> <p>Modernize?</p> <ul style="list-style-type: none"> - secure double door vestibules? - AI facial screenings? - in tech? <p>very ambiguous</p>	<p>CTE Opportunities</p> <ul style="list-style-type: none"> we ♥ wren tech but in house at neighborhood schools is appealing to families. <p>→ Competitive Salaries for CTE-licensed teachers.</p>
<p>Competitive Compensation</p> <ul style="list-style-type: none"> ⊗ this is a collective for vote for car <p>→ Better funded programs (CTE or otherwise) helps retain highly-effective teachers.</p>	<p>Mental Health</p> <ul style="list-style-type: none"> - is this student support or staff support? - is this post-incident special?

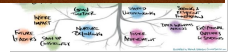
Most important investment

- COMPETITIVE SALARIES for student-facing specifically
- in-building that truly helps kids have functioning schools
 - HVAC/facilities plumbing
 - transportation
- Mental Health (reduce caseload for counselors)
 - 250 kids - 375 kids

3-5 Investment Priorities

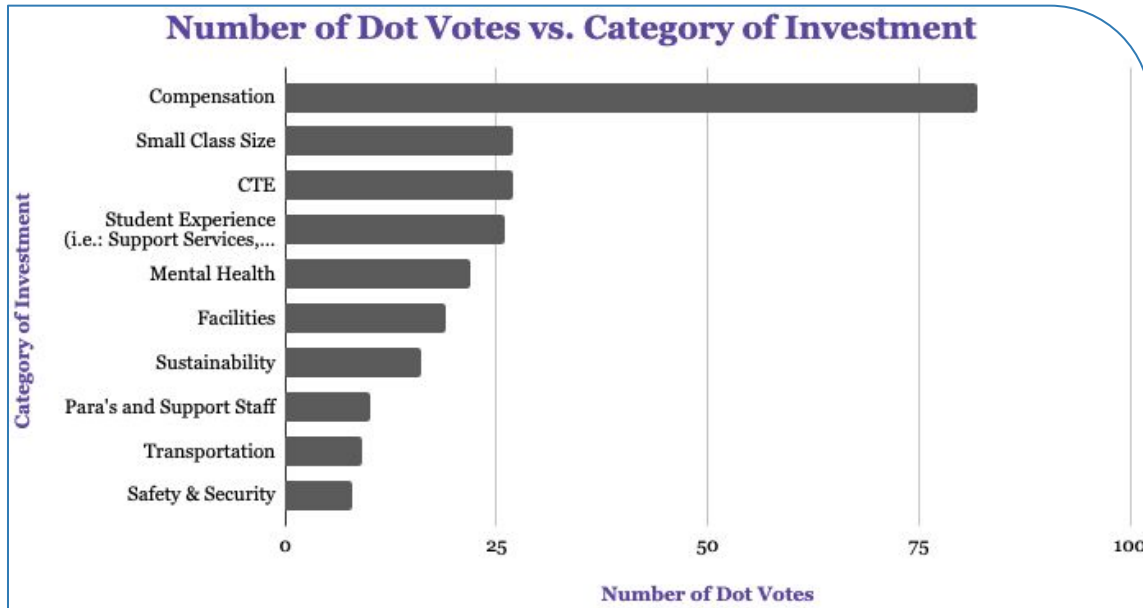
- Competitive Compensation package to retain & attract
- Green schools
- Mental Health - Proactive Intervention - more resources
- CTE!!

- Does capital investments = include safety technology i.e. cameras? Cyber security?
- Funding to ensure wraparound supports at school (community resources)
- Bilingual mental health providers
- more options for students who want a smaller/alternative school experience
- Unleash investments to support students w/ disabilities including assistive technology
- increased compensation to include ESA & other support staff
- transportation
- middle sports + enrichment programming



Priority Investment Area Exercise

Synthesis of Input



Top 4 Results:

- **Compensation**
- **Small Class Size**
- **CTE**
- **Student Experience**
(Support Services, MS Sports, Art/Music/PE, SPED, at-risk student support)



What a Recommendation Would Include



Mission, Vision, Values

Principles that grounded our discussions and frame the “why” behind our recommendation

Ballot Measure Options Reviewed

Option 1: \$75M MLO (one ballot measure)

Option 2: Up to \$135M in MLOs (two ballot measures)

Option 3: \$75M MLO and a \$500M Bond (two ballot measures)

Investment Priorities

The investment priorities that have emerged from our work the factors we believe are most important for the Board to consider

Assessment of Options

Key benefits, trade offs, and considerations associated with each option



Partnership Timeline, January - May 2026

Jan 2026	Review Partnership purpose and roles; develop a shared values statement to guide the work; identify key information needed for decision-making; and establish an Executive Planning Team to support agenda-setting and advance work between monthly meetings.
Feb 2026	Review the partnership's recommendation timeline; receive an overview of recent school ballot measure results and the Jefferson County electorate profile; participate in an investment priorities exercise; and continue developing the shared mission/vision/values statement.
March 2026	Receive ballot language education from Jeffco's bond counsel; preview state-level ballot measures being monitored; receive education about ballot measure finance options and projected cost to property owners; revisit investment priorities exercise; oversight structures.
April 6 & May 7 2026	Workshop the committee's recommendation for the Board of Education.
May 2026	On May 11, jointly present a revenue generation recommendation to the Board of Education, alongside district staff.

Partnership for Fiscal Sustainability

March 3, 2026



Agenda

- Reground: Where we have been, what we heard
- Ed Bowditch (Lobbyist) - State-level ballot measures being monitored
- Mattie Prodanovic (Municipal Advisor) - ballot option finances and cost to property owners
- Kim Crawford (Bond Council) - ballot language education and overview
- Superintendent Dorland - Financial, Bond and MLO Oversight
- Jeff Gatlin, COO - Capital Needs and Property Disposition
- Adjourn

Where have we been, what we heard:



We Built a Strong Foundation We grounded each meeting in our purpose of creating a revenue generation recommendation for the Board, our timeline, and we began shaping shared mission/vision/values to guide our work.

We Grounded the Conversation in Data and Reality We reviewed funding structures, compensation comparisons, previous election outcomes, and voter demographics to ensure our recommendations are informed, responsible, and achievable.

We Began Identifying Priorities for Investment We started defining where resources are most needed to support students, staff, and long-term district success.

Monitoring Statewide Ballot Measures

Ed Bowditch, Bowditch
& Cassell Public Affairs





Statewide Ballot Measures

1. Revenue Reduction Measures

- Income Tax Reduction
- Property Tax Exemptions
- Allocate Sales Tax Revenue Attributable to auto related expenditures to Highways
- Allocate Sales Tax Revenue Attributable for Outdoor Recreation Equipment for Outdoor Recreation

2. Revenue Enhancing Measures

- Potential Lifting of the TABOR revenue cap - not yet introduced, estimated that it could raise \$90M?
- Graduated Income Tax Proposal - potential to raise \$2-3 billion

Q&A



Ballot Option Finances & Project Cost to Property Owners

Mattie Prodanovic,
Municipal Advisor,
Hilltop Securities



JEFFERSON COUNTY PUBLIC SCHOOLS

2026 ELECTION SCENARIOS

MARCH 3, 2026

PRELIMINARY BALLOT OPTIONS CONSIDERED FOR 2026 ELECTION

	General Purpose Override	Special Purpose Mill Levy	General Obligation Bond Authorization
Ballot Option 1	\$75.5 Million	-	-
Ballot Options 2, 3, 4	\$75.5 Million	\$60 Million	-
Ballot Option 5	\$75.5 Million	-	\$600 Million

- The District is currently evaluating three high-level ballot scenarios, further refined into five options for ballot language
- Ballot Options 2, 3 and 4 result in the same initial tax increase and use of revenues but the questions are structured in different ways.
 - As a result, those three options are presented together for purposes of these discussions.
- *NOTE: the district expects to share MLO, special purpose mill and/or bond receipts with charter schools; the dollar amounts in this presentation reflect **combined** district and charter receipts – they are higher than the amounts available solely to the district*

\$75.5 MILLION GENERAL PURPOSE OVERRIDE

2026 New Mills		
Override Mills Needed	Net New Mills	Annual Tax Increase per \$100,000 of Actual Value
4.914 mills	2.070 mills	\$14.59

- Ballot Option 1 would increase Jeffco's general purpose override revenues by approximately \$75.5 million and ties future collections to the Total Program Funding in combination with Jeffco's existing overrides.
- The revenues collected will adjust over time as Total Program Funding changes. The ballot question allows the District to collect 28% of Total Program Funding revenue each year, as allowed under statute.
- These revenues can be used for general operating purposes but can also be more defined in the ballot question.

\$75.5 MILLION GENERAL PURPOSE OVERRIDE & \$60 MILLION SPECIAL PURPOSE LEVY

2026 New Mills		
Override Mills Needed	Net New Mills	Annual Tax Increase per \$100,000 of Actual Value
8.818 mills	5.974 mills	\$42.12

- The ballot question for the general purpose override is the same as Ballot Option 1.
- Revenues from the Special Purpose Mill Levy can be used on capital construction, technology and maintenance, as provided in the authorizing statute.
 - Use of these revenues can be further specified in the ballot question.
- Special Purpose Mill Levy provides at least **\$1.2 billion** in revenue over 20 years.
- Revenues will adjust annually depending on structure of the ballot question.
 - If structured as a fixed mill, annual revenue will grow with assessed value increases.
 - If indexed to inflation, revenues will increase annually with CPI.

\$75.5 MILLION GENERAL PURPOSE OVERRIDE & \$600 MILLION GO BOND

2026 New Mills			
Override Mills Needed	Debt Service Mills Needed	Total New Mills	Annual Tax Increase per \$100,000 of Actual Value
4.914 mills	1.406 mills	6.320 mills	\$44.56

- The ballot question for the general purpose override is the same as Ballot Option 1.
- Structure of the general obligation bond question provides **\$600M** over a 20 year period of debt repayment.
- TABOR requires the ballot question for the general obligation bonds to also include the estimated total repayment costs as well as the maximum annual repayment cost in addition to the \$600 million of authorized debt.
 - While these may be further refined, the preliminary estimate for these two parameters are \$1.2 billion and \$65 million, respectively.

SPECIAL PURPOSE MILL LEVY VERSUS TAX-EXEMPT GENERAL OBLIGATION BONDS

ALLOWABLE USES

	Special Purpose Mill Levy for Capital and Technology Revenue	Tax-Exempt General Obligation Bond Proceeds
Capital Construction	Yes	Yes
Facility Maintenance	Yes	Yes
Working Capital	Yes	Limited
Operating Flexibility	Yes	Limited
Other Considerations	Provides revenue annually that can be used for expenses in the current fiscal year or saved up over time for larger projects. Funds can be used to offset ongoing capital or facility related expenses in the General Fund	Bond proceeds need to be spent within 3 years from date of issuance. Revenues from the debt service mill levy are only available to pay debt service on the District's bonds; they cannot be used to fund capital directly or offset operating costs.

SUMMARY OF 2026 ELECTION SCENARIOS

Scenario Summary			
Ballot Option	1	2, 3 and 4	5
General Purpose Override Revenue	\$75,512,431	\$75,512,431	\$75,512,431
Debt Free Schools Revenue	-	\$60,000,000	-
General Obligation Bond Authorization	-	-	\$600,000,000
Gross New Mills	4.914	8.818	6.320
Net New Mills	2.070	5.974	6.320
Annual Tax Increase per \$100,000 of Actual Residential Value	\$14.59	\$42.12	\$44.56

SUMMARY

Election Process

School districts are required to coordinate all elections with the county clerk/clerks in the counties in which the district is located.



General Election Deadlines

- **July 24, 100 days prior** to the election, notify county clerks of intent to participate in the election
- **August 25 - 70 days prior** to the election, return signed intergovernmental agreements to counties
- **September 21 - 43 days prior** to the election, completed TABOR notice submitted to county clerks
- **October 2 - 30 days prior** to the election, TABOR notices mailed by county clerks to all eligible electors of the District
- **October 8 to October 15 - 22 to 18 days prior** to the election, county clerks mail ballots to voters.
- **November 3** - Election Day

Ballot Language Compliance

In Colorado, ballot questions must comply with state law and TABOR, so there is **limited flexibility in ballot question language**.



Ballot Question Considerations

Conduct a poll to determine the appetite of voters for certain projects/dollar amounts

Tailor ballot question to **address the most pressing needs of the district**

Within the ballot question(s), **allow for some flexibility for changes in circumstances**

Conduct a needs assessment to determine how much is needed and where priority needs exist – **Jeffco's Strategic Capital Master Plan**

Committees do not draft ballot language - they provide feedback and the Board determines language

Determine whether the district should consider the issuance of bonds, or if it can “pay as you go” with an increase of taxes via a mill levy override or special mill levy for capital and technology.



Role of Committees



- Form campaign committee to assist with community outreach and education.
- If district employees are on the committee, their activities should be limited to their personal time.
- Fair campaign practices act limits the expenditure of public funds to advocate for an election (for or against) – goes into effect once the board takes official action to certify the ballot question.
- Campaign committee separate from partnership committee, although roles could overlap.
- Campaign committees typically act separately from the district/board/staff to raise funds to advocate for the election. They need to register with the county and secretary of state as an issue committee and report contributions and expenditures.

Role of Committees



- **Partnership Committee is acting as an independent advisor to the district and board, and serves at the pleasure of the board**
 - Provide recommendations as to the form/source of revenue raising functions
 - Communicate with public regarding election (overlap with campaign committee)
 - Provide recommendations on specific allocation of revenues generated from ballot questions.
- Board is not bound by any recommendations of the committee as the **board holds the ultimate decision making authority for the district.**
- Neither committee is required by state law, but are formed at the discretion of the board. Campaign committees can be formed independently without any board approval or action.
- Neither committee “drafts” the ballot question – they can provide feedback to the board/staff on what they believe is important, but **final determination as to what is included in ballot questions rests with the board.**
- The board is not bound by the recommendations or advice of either committee.

Q&A



Financial & Bond Oversight in Jeffco Public Schools

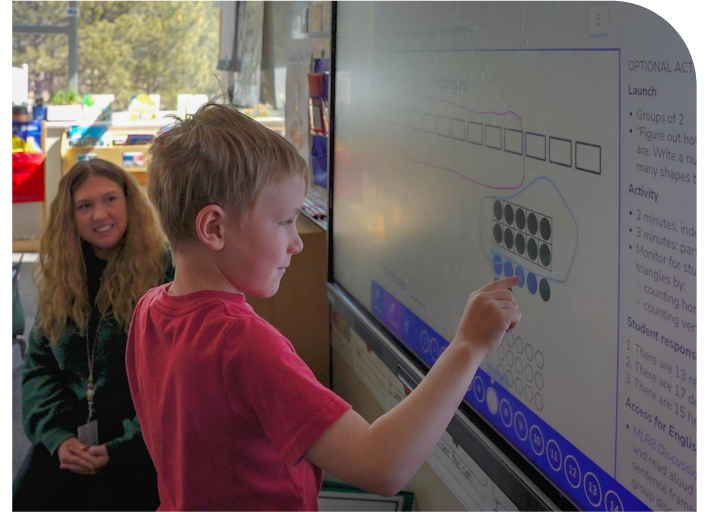
Tracy Dorland,
Superintendent



Financial & Bond Oversight in Jeffco Public Schools

Jeffco Public Schools maintains strong financial oversight through **Board governance, transparent reporting, and regular independent audits** to ensure responsible stewardship of taxpayer funds.

- [Financial Advisory Committee](#)
- [Financial Transparency webpage](#)
- [Board of Education](#)
- [Capital Asset Advisory Committee](#)



Purpose of the Mill Levy Override Committee



The Mill Levy Override Committee (MLOC) is a district advisory committee to review MLO funding investment, providing oversight, transparency and accountability for the community that funds are being used to invest in the identified priority areas, including receiving updates when the needs of students and community members have evolved over time. This includes the 2018 MLO and any future voter-approved MLOs.

Responsibilities of the Committee

- Receives reports specific to MLO revenue from the Finance Department
- Ensures funds match the categories of investment as outlined or adjust over time to changing needs
- Meets once per semester

Capital Needs & Property Disposition Update

Jeff Gatlin, Chief Operating Officer



Each Year, Jeffco Spends ~\$105M to Maintain its Capital Assets



Over the past 13 years, Jeffco has invested \$1.4B, averaging \$105M annually (adjusted for inflation) to maintain, renovate and replace capital facilities & equipment

Primary use was facility improvements = \$844M

- \$65M per year

Secondary use was construction/replacement = \$441M

- \$34M per year

These figures are adjusted to today's dollars



How does annual spend compare to national benchmarks?



- A common industry metric for annual capital renewal is to spend 2% of total replacement cost for facilities & other capital
- Replacement costs have risen with the rising costs of construction. The \$5.5 billion estimate of replacement is now out of date and will updated soon.

~\$5.5 Billion
Replacement Cost


X 2%

\$110 Million
Per Year Spend

Capital Reserve Fund



- **This fiscal year started with approximately \$110 million in the Capital Reserve Fund.**
 - This balance represents roughly one year of capital funding at appropriate renewal levels.
- **We are deferring approximately \$40 million in capital renewal across the current and subsequent fiscal years.**
 - The annual capital reserve allocation is approximately \$60 million for both this year and next.

 **At the current funding trajectory, available reserves will be insufficient to support minimum capital renewal requirements beyond next fiscal year.**

Capital Needs



Modernized & Safe Student Experiences

Major and targeted facility improvements to foster welcoming, high-quality learning environments. Potential investments may include:

- Replacement of select elementary schools with poor facility conditions and strong long-term enrollment viability
- Safety and security enhancements, including camera upgrades
- New classroom furniture to support flexible and comfortable learning
- Educational technology upgrades to meet modern learning needs
- Improvements to playgrounds and outdoor learning areas
- Lighting upgrades to improve sustainability and energy efficiency

Capital Needs



Enhancing Student Programming

Investments to strengthen middle and secondary student experiences and expand program opportunities. Potential investments may include:

- Advancing Jeffco's High School Reimagined initiative
- Supporting aligned and continuous educational programming across middle and high school
- Enhancing Career Technical Education (CTE) programs
- Repairing and upgrading Outdoor Education Lab facilities
- Upgrades to stadiums, athletic fields, and auditorium spaces
- Facility improvements for Alternative Education Campuses (AECs) and Jeffco Transition Services (JTS)

Capital Needs

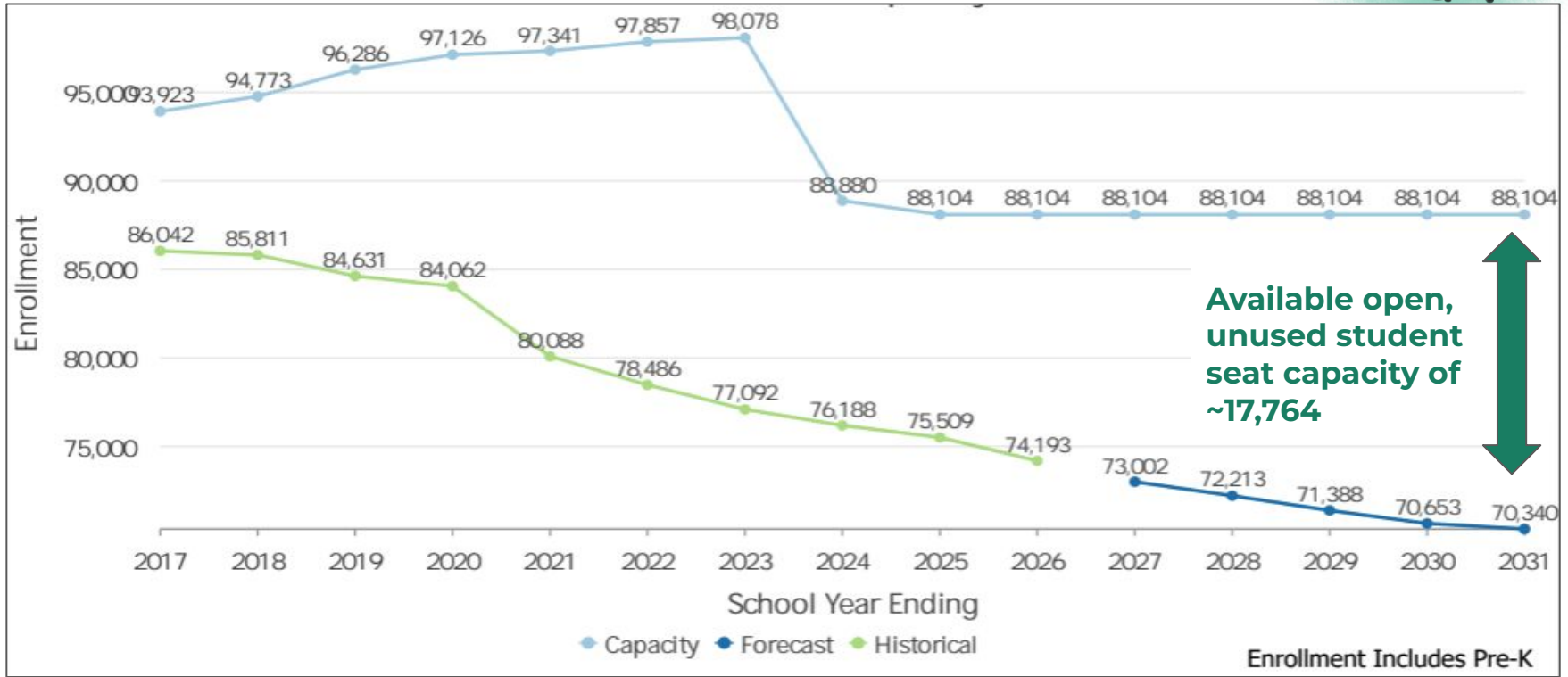


Ensuring Continuity of Operations

Addresses the essential building systems required to keep schools safe, accessible, and fully functional. Potential investments may include:

- HVAC systems
- Roofing
- Plumbing and water systems
- Fire and life safety systems
- Electrical systems
- Structural systems
- ADA accessibility improvements
- Kitchen upgrades to support student nutrition services

Jeffco Enrollment and Capacity



Q&A



April 6 Meeting Topics

Note: April 6 and May 7 Meetings will be hosted at the Warren Tech Central Founders Room



- Begin workshopping a recommendation to the Board of Education

These topics may change with input from the executive planning team.

What a Recommendation Would Include



Mission, Vision, Values

Principles that grounded our discussions and frame the “why” behind our recommendation

Ballot Measure Options Reviewed

Option 1: \$75M MLO (one ballot measure)

Option 2: Up to \$135M in MLOs (two ballot measures)

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Investment Priorities

The investment priorities that have emerged from our work the factors we believe are most important for the Board to consider

Assessment of Options

Key benefits, trade offs, and considerations associated with each option



Feedback: What Additional Information Would be Helpful to you?



SCAN ME



Thank You



Appendix

Assumptions

- Final assessed value for 2025 certification: \$15,367,382,980
- No change in assessed value for 2026 certification
- Certified 2025 Override Mill Levy: 10.130 Mills
- Certified 2025 Bond Mill Levy: 6.950 Mills
- Residential Assessment Rate of 7.05%

Debt Service Mill Levy – Ballot Options 1, 2, 3, 4 and 6

- The District will be able to decrease its debt service mill levy for these scenarios for the 2026 certification to help offset the tax increase from the general purpose override.
 - The District's debt service payment in calendar year 2027 is \$62,474,450. Assuming a collection rate of 99%, the District could reduce its debt service mill levy to 4.106 mills.
 - $(1.01 \times \$62,474,450) / (\$15,367,382,980 / 1,000) = 4.106$ Mills
 - This is an overall reduction of 2.844 mills.

AVAILABLE CAPACITY & MILL LEVY CALCULATIONS

- HB24-1448 increased the maximum general purpose override that certain school districts can collect as long as that increase in capacity is approved by voters no later than June 30, 2030.
 - This increased the District's general purpose override capacity from 25% to 28% (Appendix B of [Fiscal Note](#)).
- Using the District's Total Program Funding as reported by CDE for the current fiscal year (2025-2026), this results in an additional \$75.5 million of override capacity.
 - Maximum Capacity: $28\% \times \$825,657,217 = \$231,184,021$
 - 2026 Override Collections: $10.130 \text{ Mills} \times \$15,367,382,980 \text{ (AV)} = \$155,671,590$
 - Available Capacity: $\$231,184,021 - \$155,671,590 = \$75,512,431$
- The new mills needed for the general purpose override are estimated to be 4.914 mills.
 - $\$75.5 \text{ Million} / (\$15.4 \text{ Billion} / 1,000) = 4.914 \text{ Mills}$
- The new mills needed for the special purpose levy for capital and technology are estimated to be 3.904 mills.
 - $\$60 \text{ Million} / (\$15.4 \text{ Billion} / 1,000) = 3.904 \text{ Mills}$

\$60 MILLION SPECIAL PURPOSE LEVY

2026 New Mills		
Override Mills Needed	Net New Mills	Annual Tax Increase per \$100,000 of Actual Value
3.904 mills	1.060 mills	\$7.47

- Revenues from the Special Purpose Mill Levy can be used on capital construction, technology and maintenance, as provided in the authorizing statute.
 - Similar to the general purpose override, use of these revenues can be further specified in the ballot question.
- Revenues from the special purpose mill levy are sufficient to offset capital transfer from General Fund currently in place.

Property Disposition: Where we Started











- 21 vacant school buildings coming out of Regional Opportunity for Thriving Schools (ROFTS)
- Creation of the Property Disposition Advisory Committee (PDAC)
- Alignment around principles of property disposition process
- Partnership with JLL (real estate) and CRL (community and government engagement)

Guiding Principles of Property Disposition

- **Collaborative Partner:** Partnership with a Buyer that maintains an open, active, responsive and committed approach to collaboration with Jeffco and/or municipal staff, the community, and immediate neighbors as valued and interested partners.
- **Financial Capacity and Benefits:** Partnership with a Buyer that has financial capacity to guarantee the successful completion of the Project and provides return to Jeffco.
- **Enhance Neighborhood Quality:** Jeffco seeks to promote the greater community and local economic development. The Buyer may achieve this by providing for a range of property types including office, residential, retail, community asset, etc., which respond to the values of the community and meet the needs of an economically and socially diverse community. Preference will be given to those buyers that demonstrate a financially feasible project plan with various amenities and services to meet the existing community need and to design the product mix in a way that improves the existing neighborhood character over the lifetime of the project. Permitted and prohibited uses are outlined in each City's Development Code.
- **Neighborhood compatibility and design:** The proposed project should blend in with the surrounding community and the residential nature.
- **Strategic Planning:** Thoughtful planning that prioritizes efficient and creative site design, strategic phasing and overall architectural and design excellence.

Where is Each Site In the Disposition Process?

Building	Vacancy	City	Status	Notes
Allendale	Summer 2021	Arvada		Board approved purchase & sale agreement 6/13/24
Arvada K-8	Summer 2024	Arvada		
Bergen Meadow	Summer 2024	Evergreen		Board approved surplus designation 3/13/2025
Campbell	Summer 2023	Arvada		Re-opened August 2023 as an ECE Center
Colorow	Summer 2023	Littleton		Board approved surplus designation 3/13/2025
Emory	Summer 2023	Lakewood		Sold to Lakewood through Municipal Process 12/2025
Evergreen Meadows (land)	NA- vacant land	Evergreen		Board approved surplus designation 3/13/2025
Fitzmorris	Summer 2022	Arvada		
Glennon Heights	Summer 2023	Lakewood		Sold to Jacob Academy, 2/14/2025
Green Mountain (Elem.)	Summer 2023	Lakewood		
Kullerstrand	Summer 2023	Wheat Ridge		
Molholm	Summer 2023	Lakewood		
Moore	Summer 2024	Westminster		
Parr	Summer 2023	Arvada		Board approved surplus designation on 4/11/24
Peck	Summer 2023	Arvada		
Peiffer	Summer 2023	Littleton		Board approved surplus designation 3/13/2025
Sheridan Green	Summer 2023	Westminster		Reverted to City of Westminster 8/31/2023
Thomson	Summer 2023	Arvada		Sold to Evoke Behavioral Health, 3/4/2025
Vivian	Summer 2023	Lakewood		Board approved purchase & sale agreement 11/14/2024
Wilmore-Davis	Summer 2023	Wheat Ridge		
Witt	Summer 2023	Westminster		Leased to the ACES Special Education Program 6/10/24
Zerger	Summer 2012	Westminster		Board approved purchase & sale agreement 6/13/24

-  Not yet under consideration
-  Property will not be surplusd
-  Currently under consideration by Board for surplus designation
-  Entered the Municipal Interest process
-  Surplus property
-  Surplus property; Open for Pre-Qualification submissions
-  Surplus property; Pre-Qualification submissions currently under review
-  Surplus property; Proposal process currently underway
-  Surplus property; Contract negotiations underway
-  Property sold or leased

NOTE: All properties listed will be fully secured and maintained by Jeffco through point of sale

Updated: 1/5/2026

Previous Sales Data



Property	Size (in acres)	Sale Price	Price per Acre	Notes
Allendale	9.62	\$3,250,000*	\$337,838	Under contract
Zerger	8.08	\$1,260,000*	\$155,941	Under contract
Vivian	7.89	\$2,549,250*	\$323,099	Under contract
Vivian park acres	2.00	\$596,720	\$298,360	Sold
Thomson	9.30	\$2,750,000	\$295,699	Sold
Glennon Heights	7.71	\$3,000,000	\$389,105	Sold
Emory	17.50	\$4,000,000	\$228,571	Sold
*Final price dependent on approved number of lots and asbestos mitigation costs				
		Low	\$155,941	
		High	\$389,105	
		Average	\$289,802	

***All of these sales and prices were the result of a competitive process where market conditions were created, with the sole exception of Emory**

Appraisals

- When we dispose of a property, a Master of Appraisal Institute (MAI) appraisal will be obtained, per [Policy DN](#).
- Three valuations provided in the appraisal report include:
 - Higher value - Current market value as-is
 - Medium value - As-if rezoned
 - Lower value - Vacant land as-is
- Conditions and assumptions used to determine the valuation vary by property and depend on surrounding and/or likely use.
- Underlying zoning is an important consideration
- Building sales thus far, have aligned to the ‘as-if rezoned’ or ‘vacant land as-is’ value

Property Valuation

Takeaways:

1. “Market value” is the amount a real buyer is willing to pay for a property
2. Sale prices vary greatly on a per acre basis and against appraised value
3. Even when soliciting offers to create competitive market conditions we still experience disparities in value
4. Appraised values and market values vary greatly based on the land’s underlying zoning and use restrictions
5. Rezoning a property adds risk that lengthens or jeopardizes the sale process timeline
6. Community benefit has value that needs to be considered

Committee Transparency and Updates



www.jps.click/jeffco-partnership

- Sharing meeting dates and notes, names of our committee members, etc.
- Share this website with your friends and neighbors who might have questions about the work we are doing.

Revenue Generation Timeline

Jan-May 2026	The Partnership for Fiscal Sustainability works alongside Jeffco staff & community engagement occurs to explore a ballot measure
April 2026	Board of Education retreat to study a potential ballot measure
By June 2026	Establish MOU with Jeffco charter schools, per statute
May/June 2026	Bond Counsel would draft ballot questions for review by District
May-Nov 2026	Private campaign group may form
Aug 2026	Board of Education takes formal action to approve ballot question
Sept 2026	Designated Election Official certifies ballot language - 60 days prior to the election
Nov 3, 2026	Election Day

Where have we been/what we heard:



First Meeting, 1/8/26

- Reviewed the Partnership Purpose and Role
- Discussed the process and engagement timelines to Nov. 2026 election
- Heard from JESPA and JCEA regarding their interests in a ballot measure MOU
- Provided feedback to develop a Partnership for Fiscal Sustainability values statement to guide the committee's work together
- Discussed fiscal oversight and provided feedback
- Reviewed per pupil funding data, average teacher salary data, and the difference between a bond, a General Purpose Mill Levy Override (MLO) and a Special Purpose Mill Levy Override (MLO) for capital/equipment/technology
- 12 members volunteered to serve on the Executive Planning team
- Provided feedback about data and information needed to support the work

Where have we been/what we heard:



Second Meeting, 2/3/26

- Reground: Partnership Purpose and Role
- Complete election timeline review
- Committee timeline for May recommendation to Board
- Justin Silverstein - Data on school ballot elections outcomes
- Craig Hughes and Lindsey E. Rasemussen - Jefferson County electorate makeup
- Investment Priorities Exercise
- Executive Planning Subcommittee update on Mission, Vision, Values statement