

NON-PROCUREMENT DOCUMENTS ONLY
ROUTE THROUGH DOCUSIGN – NOT ORACLE

ROUTING COVER SHEET

Document Details	
Document Type	Other
Parties	
County Contact Information	
Boulder County Legal Entity	Boulder County
Department	Community Services Department
Division/Program	Strategic Initiatives
Mailing Address	P.O. Box 471, Boulder, CO 80306
Contract Contact – Name, email	Meca Delgado, mdelgado@bouldercounty.gov
Invoice Contact – Name, email	Jiao Qin, jqin@bouldercounty.gov
Other Party Contact Information	
Name	City of Boulder
Mailing Address	P.O. Box 791 Boulder, CO 80302
Contact 1 – Name, title, email	Kurt Firnhaber, firnhaberk@bouldercolorado.gov
Contact 2 – Name, title, email	
Term	
Start Date	5/1/2025
Expiration Date	6/31/2025
Brief Description of Work/Services Provided	
Community Services Department requests approval and signing of the Intergovernmental Agreement between Boulder County and City of Boulder. The Intergovernmental Agreement specifies terms related to the purchase of Arbor House located at 2043 Pearl Street from Tribe Recovery Homes, Inc. The Commissioners requested certain commitments from the City of Boulder as conditions for executing the purchase using Senate Bill-196 funds. The Intergovernmental Agreement terms have been approved and signed by the City of Boulder.	
Revenue Contract/Lease Details	
Amount	\$0
Fixed Price or Not-to-Exceed?	Not-to-Exceed
Grant Details	
Award # (if any)	N/A
Signature Deadline	
Project/Program Name	
Project/Program Start Date	
Project/Program End Date	
Capital or Operating?	
Grant Funding	
Amount: Federal Funds	N/A
Amount: State Funds	N/A
Amount: Other (specify)	
Amount: Match (dollars)	
Amount: Match (in-kind)	
Total Project Budget	
Account String	
Federally Funded Grants	
Federal Program Name	N/A

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CFDA #	
Subrecipients	
Name(s)	N/A
Services to be Provided	
Subaward Amount	
Subcontractors	
Name(s)	N/A
Services to be Provided	
Subcontract Amount	
File Net Contract Details - Details should precisely match search variables in File Net (Only required where Original Agreement is stored in File Net)	
Other Party Name	
Start Date	
End Date	
Amount	
Notes Additional information not included above	

DocuSign Approvals (Initials): Drop initial tags for each of the required approvers below

_____ **Paralegal** [ONLY FOR: Revenue Contracts]

Use email: CAParalegalsDTC@bouldercounty.org

_____ **County Attorney** [ONLY FOR: Revenue Contracts, Leases, Grant Documents]

Use email: ca@bouldercounty.org

_____ **Risk Management** [ONLY FOR: Leases]

Use email: mtusinski@bouldercounty.org

_____ **Finance** [ONLY FOR: Leases, Grant Documents]

Use email: grants@bouldercounty.gov

CV _____ **EO/DH** [ONLY FOR: BOCC-Signed Documents]



Community Services Department

Sundquist Building | 3482 N. Broadway Boulder, CO 80304 | Phone: 303-441-3560

Mailing Address: P.O. Box 471 Boulder, CO 80306 | Fax: 303-441-4550

www.bouldercountycommunityservices.org



MEMO

Date: April 16, 2025

To: Boulder County Commissioners; and Jana Petersen, Office of the County Administrator

From: Jim Adams-Berger, Strategic Initiatives Division Manager; Christine Vogel, Acting Community Services Department Director; Ryan Malarky, Assistant County Attorney

Re: Request for BOCC Approval of IGA with the City of Boulder for Arbor House

The Community Services Department requests approval and signature by the BOCC of the attached IGA between the County and City of Boulder that outlines terms and condition with the city related to the county's purchase of the Arbor House property (located at 2043 Pearl St., Boulder) from Tribe Recovery Homes, Inc. Commissioners previously provided county staff with direction about commitments the BOCC desired from the city before proceeding. Note that the property will be purchased entirely with the use of state ARPA funds granted to Community Services through its SB-196 grant - no county dollars will be required.

The original purchase of Arbor House by Tribe was facilitated by the county and city each furnishing \$300,000 as a downpayment on the property. Tribe then negotiated a mortgage with First Bank for the remaining balance. However, Tribe has struggled to make regular mortgage payments prompting Community Services to explore with the Commissioners the possibility of purchasing the property from Tribe to avoid foreclosure, which could jeopardize the county's original investment and lead to the end of outpatient services at the property for underserved populations. As of the date of this memo, it is staff's understanding that Tribe has come current on its payments to First Bank and continues to want to sell the property to the county.

As noted in the IGA Recitals, Tribe desires to sell Arbor House and city desires to own Arbor House so that behavioral health services will continue to be offered at that location. However, the city does not have sufficient funds to purchase the property and has requested the county to assist in acquiring it. The IGA establishes the terms under which the city will assume all responsibility for the property while it is under county ownership. The IGA further establishes the terms under which the county may convey the property in fee to the city, subject to the disposition requirements that come with the federal funds that would be used to purchase the property. After the grant's period of performance (June 30, 2026), it will be possible to consult with the BHA to explore conveyance of the property to the city (see *Mutual Intent and Contingent Approval*, paragraph 1 of the IGA).

County Commissioners:

Claire Levy

Marta Loachamin

Ashley Stolzmann

The IGA identifies that it is the parties' intent that the county seeks to purchase the property from Tribe and then convey it to the city in fee in return for the city continuing to support behavioral health services on the property. From the time the county closes on the sale of the property with Tribe, the city will assume all ownership responsibilities for the property and all costs and expenses arising therefrom. The city will have this obligation the entire time the county owns the property.

At its April 17th meeting, the Boulder City Council voted to approve the IGA. Community Services respectfully asks that the BOCC accept and sign this IGA.

Marta Loachamin, Boulder County Commissioners

Date

Attest: Matthew Ramos, Clerk to the Board

Date

IGA-2025-COS-0007

**INTERGOVERNMENTAL AGREEMENT BETWEEN BOULDER COUNTY AND THE
CITY OF BOULDER REGARDING REAL PROPERTY LOCATED AT 2043 PEARL
STREET**

THIS INTERGOVERNMENTAL AGREEMENT ("IGA") is made effective the 1st date of May, 2025, by and between the COUNTY OF BOULDER, a body corporate and politic (the "County"), and the CITY OF BOULDER, a Colorado home rule municipality (the "City"). County and City are each a "Party," and collectively the "Parties."

In consideration of the mutual covenants contained in this IGA, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

RECITALS

- A. Colorado Constitution Article XIV, Section 18(2), C.R.S. §§ 29-1-201, *et seq.*, and C.R.S. § 30-11-410, provide that political subdivisions of the State may contract with one another to provide any function, service, or facility lawfully authorized to each of the cooperating units.
- B. A building located at 2043 Pearl Street, Boulder, CO, known as Arbor House, is owned by Tribe Recovery Homes, Inc. ("Tribe"), a Colorado nonprofit providing outpatient addiction recovery therapeutic services in conjunction with a sober living home at 2041 Pearl Street, Boulder, CO, known as Mother House, which Tribe leases from the City.
- C. In 2023, the City and the County each provided Tribe \$300,000 that Tribe used towards the purchase of Arbor House (also referred to herein as the "Property"), with each government entering into respective funding agreements with Tribe. Tribe financed the remainder of the purchase with a mortgage currently serviced by FirstBank.
- D. Tribe desires to sell Arbor House and the City desires to own Arbor House so that behavioral health services will continue to be offered at that location; however, the City does not have sufficient funds to purchase the Property and has requested the County to assist in acquiring it.
- E. The County has secured a grant from the Colorado Behavioral Health Administration ("BHA"), which the BHA funds using federal ARPA money and distributes in compliance with Colorado Senate Bill 22-196, which established early intervention, deflection, and redirection from the criminal justice system for the people with behavioral health needs. BHA distributes these grants to fund programs and strategies that prevent people with behavioral health disorders from

becoming involved with the criminal justice system and redirects such individuals from that system to appropriate community-based treatment and support services.

- F. To assist the City in ensuring the continuation of behavioral health services on the Property, the County will use a portion of the grant money to purchase Arbor House. However, the County does not want the responsibilities that come with owning the Property. Therefore, this IGA establishes the terms under which the City will assume all responsibility for the Property while it is under County ownership. Furthermore, this IGA establishes the terms under which the County will convey the Property in fee to the City.
- G. Whether the County or the City owns the Property, the City will use it consistent with its current purpose of providing services to divert and deflect individuals with behavioral health needs away from the criminal justice system and into appropriate treatment.

In consideration of the mutual covenants contained in this IGA, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Mutual Intent and Contingent Approval.

- a. It is the mutual intent of the Parties for the County to purchase the Property and to convey it to the City in fee in return for the City continuing to support behavioral health services on the Property.
- b. The Parties recognize, however, that conveyance from the County to the City is subject to approval from BHA as the grant issuer and that BHA may not provide its approval until after the period of performance of the Grant Agreement (defined below). As of the effective date of this IGA, the end date of the period of performance is June 30, 2025, and BHA has indicated it may extend the period of performance until June 30, 2026, or a different date as it determines appropriate. Any change to the period of performance will require an amendment to the Grant Agreement between BHA and the County.

2. Legal Description of the Property. The legal description of the Property is:

Unit No. 2, The Pearl Street Condominiums, according to the Condominium Map of Pearl Street Condominiums, recorded October 15, 1996 on Film 2163 at Reception No. 1650505 and amended by Corrected Condominium Map of Pearl Street Condominiums recorded June 22, 2001 under Reception No. 2164405, and as defined by the Condominium Declaration of the Pearl Street Condominiums (the "Declaration"), recorded October 15,

1996 on Film 2163 as Reception No. 1650506, in the Office of the County Clerk and Recorder, Boulder County, Colorado, together with an undivided 50% interest in the common elements appurtenant thereto as described in the Declaration.

Also known by street and number address as 2043 Pearl Street #2, Boulder, CO 80302.

3. Purchase Agreement with Tribe. Following mutual execution of this IGA, the County will seek to enter into a purchase agreement with Tribe for the County to purchase the Property, with the intent of closing on the Property no later than sixty (60) days after mutual execution of the purchase agreement. The County will undertake due diligence on the purchase. The County retains sole discretion whether to close the transaction for any reason, including but not limited to a change to the Grant Agreement or the availability of grant funds.
4. City's Right of First Refusal. The Parties acknowledge that the City has a first right of refusal to purchase the Property, pursuant to the Funding Agreement between the County of Boulder, State of Colorado and Tribe Recovery Homes, Inc., dated April 11, 2023 (the "County Funding Agreement"). The City hereby waives its right to first refusal and declines to purchase the Property from Tribe.
5. City's Funding Agreement and Consent to Sale.
 - a. The City and Tribe entered into a Local Funding Agreement dated July 10, 2023, and recorded with the Boulder County Clerk and Recorder on July 18, 2023, at Reception No. 04014927 (the "City Funding Agreement"). Under the City Funding Agreement, Tribe is prohibited from transferring, hypothecating, or alienating any interest in the Property without the written consent of the City. By executing this IGA, the City provides its consent to Tribe selling the Property to the County.
 - b. Under the City Funding Agreement, the City secured its grant to Tribe by a promissory note and deed of trust on the Property. The City agrees that it will promptly execute and deliver to the County or any third party the County directs such instruments as may be reasonably necessary to terminate or release the promissory note and deed of trust with respect to the Property. If the City fails to execute any releases required by this Section 5 within ten (10) days of the County closing on the Property, such releases will be automatic with no further action necessary on the part of Tribe, the City, or the County.

6. Closing. At closing, the County will take title to the Property from Tribe and the County will either record or direct the title company to record a Notice of Federal Interest on the Property in substantially the form attached hereto as **Exhibit A**. The Parties acknowledge that the Notice of Federal Interest provides notice of the federal rules and regulations that apply to the use and disposition of the Property.
7. City Assumption of All Ownership Responsibility. From the time the County closes on the Property with Tribe, the City shall assume for the Property all the responsibilities that accompany ownership of real property in fee, including but not limited to, maintenance and repair; landscaping; management; safety; insurance; utilities; landlord obligations under existing and future leases; obligations under any covenants, conditions and restrictions and condominium declarations; compliance with applicable laws and regulations; and all costs and expenses associated therewith. The City's responsibility shall continue until such time as the County may convey the Property in fee to the City or the County ceases to own the Property. In no event shall the County have any responsibility for the Property, financial or otherwise.
8. Conveyance from County to City.
 - a. Following approval from the BHA and any other applicable state or federal agency, the County will convey to the City the Property in fee. The City agrees to accept the Property in fee. The Parties agree to execute any additional documentation or agreements as necessary to effectuate that conveyance, and if required by law or to comply with state and federal funding requirements, the City agrees to record a Notice of Federal Interest against the Property. The City agrees that upon closing with the County, the City will continue to comply with the use restrictions required by applicable state and federal regulations arising from the grant funding the County will use to purchase the Property from Tribe. The use restrictions will run with the land and be binding on the City's successors and assigns.
 - b. In the event the conveyance to the City is closed, the City will execute a promissory note and provide it to the County, and a deed of trust will be executed and recorded, for the \$300,000 the County contributed towards Tribe's purchase of the Property (the "County Grant"). The promissory note and deed of trust will be in a form approved by the County Attorney.
 - c. The County Grant shall become immediately due and payable by the City to the County following the occurrence of any one or more of the following events:

- i. All or a part of the City's interest in the Property is transferred to a party other than the County; or
 - ii. The filing of a petition for any proceedings under federal or state bankruptcy acts or other similar-type proceedings seeking protection from creditors by the City, or a court enters a decree or order for relief with respect to the City under any applicable bankruptcy or insolvency statute brought by any person against the City, which decree or order is not stayed; or
 - iii. The giving of an assignment for the benefit of creditors by the City without the County's prior written consent; or
 - iv. The dissolution of the City as a municipality; or
 - v. The failure of the City to use the Property, for a period of 30 or more consecutive days, in compliance with this IGA and/or the use requirements of the Notice of Federal Interest, except under circumstances beyond the control of the City which prohibit the use of the Property for the designated purpose.
- d. The City's obligation to pay the County Grant to the County shall be secured by the promissory note and deed of trust on the Property, which shall entitle the County, upon the happening of an event of default, as specified in this IGA, to take possession of and sell the Property in any manner provided by law and to credit the net proceeds against the City's obligation under this IGA and against all costs, without limitation, court costs and reasonable attorney's fees, foreclosure, possession, and/or sale.

9. Compliance with Use Restrictions.

- a. The City and the County acknowledge and agree that the County's purchase of the Property is funded by a grant from the Colorado Department of Human Services, Behavioral Health Administration using federal funds from the American Rescue Plan Act. The County's grant agreement with BHA is identified as CMS # 24 IBEH 183787, as amended by amendment contract CMS # 25 IBEH 195246 (collectively, the "Grant Agreement"), both attached hereto as **Exhibit B**. Purchasing real property using grant funds come with certain restrictions on the use of the Property that apply in perpetuity. From the time of closing on the conveyance from Tribe to the County, the Parties shall comply with the use restrictions required by the Notice of Federal Interest and applicable federal, state, and local law.

- b. If the City intends to change the use of the Property at any time or the City intends to dispose of the Property during the City's ownership of the Property, the City shall notify the County in writing of the intended change or disposition no later than ninety (90) days before the change or disposition is effective.
10. Cooperation with Grant Requirements. To the extent the County is required to report any information to the state or federal government related to the City's use of the Property, the City agrees to timely provide the County such information. The City and the County agree to work in good faith to avoid the need to return or reimburse the grant funds to the state or federal government.
11. Recording. The County will record an executed copy of this IGA with the Boulder County Clerk and Recorder's Office, Colorado, following closing on the Property between the County and Tribe to put potential subsequent purchasers on notice of the terms and conditions contained herein. Exhibits to the IGA will not be recorded.
12. Future Interests. The term of this IGA shall run with the land and be perpetual. It is not intended to create a future interest in land. However, if this IGA is deemed to create a future interest in land, such interest shall vest, if at all, during the lives of the undersigned, plus 20 years and 364 days.
13. Compliance with Laws. The City agrees to own and use the Property in compliance with all federal, state, and local laws, including but not limited to local land use regulations.
14. Nondiscrimination. In owning, managing, and maintaining the Property, the Parties shall not discriminate against any person based upon that person's legally protected characteristic as defined by federal, state, or local laws. The Parties shall comply with Title VI of the Civil Rights Act of 1964, which prohibits subrecipients of federal financial assistance from excluding from a program or activity, denying benefits of, or otherwise discriminating against a person on the basis of race, color, or national origin (42 U.S.C. § 2000d et seq.), as implemented by the Department of the Treasury's Title VI regulations, 31 CFR Part 22, which are herein incorporated by reference and made a part of this IGA. Title VI also includes protection to persons with "limited English proficiency" in any program or activity receiving federal financial assistance, 42 U.S.C. § 2000d et seq., as implemented by the Department of the Treasury's Title VI regulations, 31 CFR Part 22, and herein incorporated by reference and made a part of this IGA. This assurance applies for the period during which the Property is used for the purpose for which federal financial assistance was provided or for another purpose involving the provision of similar services or benefits.

15. Notices. All notices provided for herein shall be in writing and shall be sent to the address set forth below (or such other address as a Party may hereafter designate by notice to the other Party as required hereby) of the Party for whom such notice or communication is intended:

If to the City: City of Boulder
 Attn: Director of Housing & Human Services
 1300 Canyon Boulevard
 Boulder, CO 80302

With a copy to:

City of Boulder
City Attorney's Office
PO Box 791
Boulder, Co 80302
CAOadmin@bouldercolorado.gov

If to the County: Boulder County
 Attn: County Administrator
 1325 Pearl Street
 Boulder, CO 80302

With a copy to:

Boulder County Attorney's Office
P.O. Box 471
Boulder, CO 80306

16. Governmental Immunity. Each Party and its officers and employees are relying on, and do not waive or intend to waive, any provision of this IGA, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or as otherwise available to each Party and its officers and employees.

17. Binding Effect. The City and the County each bind itself, its successors and assigns to the other Party to this IGA with respect to all rights and obligations under this IGA.

18. No Assignment. Neither this IGA nor any of the rights or obligations of the Parties will be assigned by either Party without the written consent of the other.

19. Relationship of the Parties. Nothing herein will be construed to create a joint venture, partnership, employer/employee or other relationship between the Parties other than independent contracting parties.
20. No Multiple Fiscal Year Obligation/Appropriations. Nothing herein shall constitute a multiple fiscal year obligation pursuant to Colorado Constitution, Article X, Section 20. Notwithstanding any other provisions of this IGA, the City's and the County's obligations under this IGA are subject to annual appropriation by their respective governing bodies. Any failure of such body annually to appropriate adequate monies to finance the Party's obligations under this IGA shall terminate this IGA at such time as such then-existing appropriations are to be depleted. Notice shall be given promptly to the other Party of any failure to appropriate such adequate monies.
21. No Third-Party Beneficiaries. It is expressly understood and agreed that the enforcement of the terms and conditions of this IGA and all rights of action relating to such enforcements shall be strictly reserved to the City and the County. Nothing contained in this IGA shall give or allow any claim or right of action whatsoever by any other third person. It is the express intention of the City and the County that any such party or entity, other than the City or the County, receiving services or benefits under this IGA shall be deemed to be an incidental beneficiary only.
22. Dispute Resolution. The Parties have entered into this IGA with the understanding and expectation that each Party will continue to collaborate to effectuate the intent of this IGA. The Parties will attempt to resolve any dispute arising out of or related to this IGA through good faith negotiations between designees of the Parties. If the matter is not resolved within thirty (30) days of receipt of a written request to negotiate submitted by a Party, the Parties will attempt to resolve the dispute in good faith through an agreed upon alternative dispute resolution ("ADR") procedure, or in default of agreement, through an ADR procedure as recommended to the Parties by a mutually agreed upon mediator. Nothing in this paragraph will be construed as prohibiting a Party from applying to a court for interim injunctive relief.
23. Governing Law. This IGA will be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof will be brought in Boulder County, Colorado.
24. No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this IGA by either Party will not constitute a waiver of any of the other terms or obligations of this Agreement.

25. Severability. If any provision of this IGA is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof will remain in full force and effect.

26. Entire Agreement. This IGA and the exhibits attached hereto constitute the entire agreement of the Parties.

27. Amendments. This IGA may only be modified upon written agreement of the Parties.

28. Authority of Signatories. The signatories to this IGA affirm and warrant that they are fully authorized to enter into and execute this IGA, and all necessary actions, notices, meetings, or hearings pursuant to any law required to authorize their execution of this IGA have been made.

IN WITNESS WHEREOF, the Parties have executed and entered into this IGA as of the latter day and year indicated below.

**CITY OF BOULDER,
a Colorado home rule municipality**

Nuria Rivera-Vandermyde,
City Manager

Date: _____

Attest:

APPROVED AS TO FORM:

City Attorney's Office

**County of Boulder,
a body corporate and politic**

Marta Loachamin,

Date: _____

Boulder County Commissioner

Attest:

Certificate Of Completion

Envelope Id: F27A49DE-7297-4C65-87E9-F0F5C492E308

Status: Sent

Subject: Community Services - IGA with City of Boulder for purchase of Arbor House

Type of Document:

Other

Department/Office: Community Services

Source Envelope:

Document Pages: 14

Signatures: 0

Envelope Originator:

Certificate Pages: 2

Initials: 1

Candice Long

AutoNav: Enabled

2025 14th St

Envelopeld Stamping: Enabled

Boulder, CO 80302

Time Zone: (UTC-07:00) Mountain Time (US & Canada)

clong@bouldercounty.org

IP Address: 161.97.235.7

Record Tracking

Status: Original

Holder: Candice Long

Location: DocuSign

4/17/2025 11:22:32 AM

clong@bouldercounty.org

Security Appliance Status: Connected

Pool: StateLocal

Storage Appliance Status: Connected

Pool: Boulder County

Location: Docusign

Signer Events

Signature

Timestamp

Christine Vogel

cvogel@bouldercounty.gov

Acting director of Community Services

Security Level: Email, Account Authentication
(None)

Sent: 4/17/2025 11:29:45 AM

Viewed: 4/17/2025 11:32:00 AM

Signed: 4/17/2025 11:32:22 AM

Signature Adoption: Pre-selected Style

Using IP Address: 207.229.66.88

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Matthew Ramos

38095@bouldercounty.org

Clerk to the Board

Boulder County

Security Level: Email, Account Authentication
(None)

Sent: 4/17/2025 11:33:38 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Marta Loachamin

mloachamin@bouldercounty.org

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Matthew Ramos

38095@bouldercounty.org

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Candice Long clong@bouldercounty.org Security Level: Email, Account Authentication (None)	<div>VIEWED</div> Using IP Address: 161.97.235.7	Sent: 4/17/2025 11:32:24 AM Viewed: 4/17/2025 11:33:38 AM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Carbon Copy Events	Status	Timestamp
Jiao Qin jqin@bouldercounty.gov Security Level: Email, Account Authentication (None)		
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Jim Adams-Berger jadams-berger@bouldercounty.gov Security Level: Email, Account Authentication (None)		
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Kurt Firnhaber firnhaberk@bouldercolorado.gov Security Level: Email, Account Authentication (None)		
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Meca Delgado mdelgado@bouldercounty.gov Security Level: Email, Account Authentication (None)		
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/17/2025 11:29:45 AM
Envelope Updated	Security Checked	4/17/2025 11:31:06 AM
Payment Events	Status	Timestamps