

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team
at MileHighOrdinance@DenverGov.org by **9 a.m. Friday**. Contact the Mayor's Legislative team with questions

Date of Request: **11/26/2025**

Please mark one: ☐ Bill Request or ☒ Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

☐ Yes ☒ No

1. Type of Request:

☒ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment

☐ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change

☐ Other:

2. Title: (Start with *approves*, *amends*, *dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Approves a Purchase and Sale Agreement for \$8,025,000.00 between the City and County of Denver and Jose M. Rodriguez for 4101 North Pecos Street located in Denver's Sunnyside neighborhood in, Council District 1 (FINAN-202582463).

3. Requesting Agency: Department of Finance/Real Estate

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Lisa Lumley	Name: Laura Swartz Chris Lowell
Email: Lisa.Lumley@denvergov.org	Email: Laura.Swartz@denvergov.org Christopher.Lowell@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:
(who, what, why)

Please see the Executive Summary

6. City Attorney assigned to this request (if applicable): Jim Owens

7. City Council District: Council District 1

8. **For all contracts, fill out and submit accompanying Key Contract Terms worksheet**

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):
Purchase and Sale Agreement

Vendor/Contractor Name (including any dba's): Jose M. Rodriguez

Contract control number (legacy and new): FINAN-202582463

Location: 4101 North Pecos Street, Denver CO 80211

Is this a new contract? ☒ Yes ☐ No **Is this an Amendment?** ☐ Yes ☒ No **If yes, how many?** _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):
January 1, 2026 - March 31, 2027

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i>	<i>Additional Funds</i>	<i>Total Contract Amount</i>
<i>(A)</i>	<i>(B)</i>	<i>(A+B)</i>
\$8,025,000	0	\$8,025,000

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
1/1/2026		3/31/2027

Scope of work: Please see the Executive Summary

Was this contractor selected by competitive process? No **If not, why not?** N/A

Has this contractor provided these services to the City before? ☐ Yes ☒ No

Source of funds: Capital Improvement Funds (2025 & 2026)

Is this contract subject to: ☐ W/MBE ☐ DBE ☐ SBE ☐ XO101 ☐ ACDBE ☒ N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts): N/A

Who are the subcontractors to this contract? N/A

To be completed by Mayor's Legislative Team:

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Date Entered: _____

Executive Summary

The Department of Finance, through its Division of Real Estate, is seeking City Council approval of a Purchase and Sale Agreement with Jose M. Rodriguez to acquire 4101 North Pecos Street, in City Council District 1. The Purchase Price is \$8,000,000 and the Maximum Contract Amount (MCA) is \$8,025,000. The additional \$25,000 under the MCA is for the City's closing costs.

The 25,000 square foot property is home to Independence House, a residential community corrections facility currently providing services to 75 participants returning from incarceration. The Department of Safety (DOS) currently has a service agreement with Independence House for Community Corrections through July 2026.

As part of the City Council directed effort to transition away from for-profit, private organizations as community corrections providers, DOS will utilize the site to continue providing community corrections services for those exiting from incarceration.

The City anticipates closing on the purchase in late 2026 or early 2027.

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