

## **BILL/ RESOLUTION REQUEST**

**1. Title:** Approves lease agreement with Pizza Republica, LLC at 14th and Champa Street in the Colorado Convention Center in Council District 8.

**2. Requesting Agency:** Arts & Venues DENVER

**3. Contact Person with actual knowledge of proposed ordinance**

**Name:**Colin Lewis

**Phone:**720-865-4233

**Email:**colin.lewis@denvergov.org

**4. Contact Person with actual knowledge of proposed ordinance who will present the item at Mayor Council and who will be available for first and second reading, if necessary**

**Name:**Colin Lewis

**Phone:**720-865-4233

**Email:**colin.lewis@denvergov.org

**5. Describe the proposed ordinance, including what the proposed ordinance is intended to accomplish, who's involved**

**a. Scope of Work**

Pizza Republica, LLC (PR) will build out and lease currently unused and unfinished space in the Colorado Convention Center (CCC) property located on the corner of 14th and Champa (890 14th Street in CCD #8). PR intends to lease approximately 5,062 square feet of interior space and 4,000 square feet of exterior patio space which it will build out as a restaurant. Arts & Venues Denver will contribute \$100.00 per square foot for the tenant finish in return for a ten year base rental total payment of \$1,413,985, an average of \$27.93 per square foot per year over the ten year lease term. In addition, PR will pay 2.5% of gross annual sales over \$2.2M. Rent is anticipated to accrue during the fourth quarter of 2012, 150 days after construction commences or is completed, whichever is sooner.

This project will be supervised by SMG, the manager of the CCC, and meet all City prevailing wage and building ordinances. SMG, in consultation with Unique Partners, solicited offers over a 20 month period and this proposal is the result of that process. Property will generate additional revenue to operate the CCC, create over 75 jobs downtown with a total payroll over \$600,000, and create a new amenity for convention visitors and other patrons in the Theatre District on the newly completed 14th street corridor.

**b. Duration**

10 years

**c. Location**

890 14th Street

**d. Affected Council District**

8

**e. Benefits**

Additional revenue to the Colo Convention Center to offset the General Fund Transfer \$506,200 – already appropriated in Fund 39010 –CIP project # GJ80709\_02 CCC Interior Improvements

**f. Costs**

See above

**6. Is there any controversy surrounding this ordinance, groups or individuals who may have concerns about it? Please explain.**

No.

**Bill Request Number: BR12-0218**

**Date: 3/16/2012**