

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

Please mark one: ☐ Bill Request or ☒ Resolution Request Date of Request: 06/27/25

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 performance loan contract with The Struggle of Love Foundation for \$3,165,000.00, funded through the Community Development Block Grant, with an end date of 9-01-2025 to acquire real property located at 12005 E 45th Ave Denver, CO 80239 for the use of a community service facility, in Council District 8 (OEDEV-202579609).

3. Requesting Agency: Denver Economic Development & Opportunity

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: Samantha Kirchner	Name: Christopher Lowell
Email: samantha.kirchner@denvergov.org	Email: christopher.lowell@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

Please see Executive Summary below.

6. City Attorney assigned to this request (if applicable): Brian Martin

7. City Council District: Council District 8

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):

> \$500K PF&I -Performance Loan Agreement

Vendor/Contractor Name (including any dba's): The Struggle of Love Foundation

Contract control number (legacy and new): OEDEV-202579609

Location: 12005 E 45th Avenue Denver, Co 80239

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):

OEDEV-202579609: July 15, 2025 – September 1, 2025, Contract Term
Period of Performance

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>
(A)	(B)	(A+B)
\$3,165,000.00	N/A	3,165,000.00

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
07/15/2025-09/01/2025	N/A	N/A

Scope of work:

Please see Executive Summary below.

Was this contractor selected by competitive process? N/A

If not, why not? Public Facilities & Improvements

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

Source of funds: Community Development Block Grant (CDBG)

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

EXECUTIVE SUMMARY

The Struggle of Love Foundation has been awarded \$3,165,000.00 in Community Development Block Grant funds to finance the acquisition of real property located at 12005 E 45th Ave Denver, CO 80239, in the heart of the Montbello neighborhood. These funds will enable the Foundation to establish a permanent home for the organization, which they intend to name the “Love Center.” This community center is dedicated to serving Montbello residents and surrounding communities with the organizations programming focused on food assistance, youth mentorship, workforce training, violence interruption, mental health support service, and other youth and community-focused programming.

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Date Entered: _____

The Love Center will serve as a safe, welcoming hub for community gatherings, programming, and essential services, including but not limited to:

- Sacks of Love Food Pantry
- Spreading Our Love Mentorship & Leadership Program
- Mini Love Center – Studio Comm Lab
- Mental Health Support Services
- Workforce Development Initiatives
- Out-of-School Time Programming
- Violence Prevention & Community Support Programs
- Sports and Wellness Activities

Additionally, this proposed acquisition project would allow the foundation to expand their current programming immediately upon delivery of the property.

The CDBG funds will be used exclusively for the property acquisition. The organization has also secured private philanthropic funding sources to support this property acquisition. The property is in a turnkey condition. Upon completion of the purchase, The Struggle of Love Foundation will immediately open the facility and begin operating out of the Love Center.

As is typically done with city investments using CDBG funds, this will be structured as a performance-based loan. A performance-based loan means that when the contract activity is completed, the debt is canceled; at maturity date and when all contingencies including reporting requirements are met, the promissory note will be canceled, and the deed of trust released. This proposed contract would have a duration of twenty years. The city will receive annual reporting from the Struggle of Love Foundation detailing the community activities the Love Center is providing.

The acquisition and activation of this facility represent a significant asset for the Montbello community. By providing critical resources, safe spaces, and life-enriching programs, The Struggle of Love Foundation reaffirms its commitment to fostering resilience, connection, and opportunity for all in the Montbello neighborhood and communities throughout Denver.

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