

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: August 7, 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:** Approves a Ground Lease Agreement with Oak Leaf Solar 60 LLC for \$2,335,009.00 and for a term of 25 years to build a new solar array at Denver International Airport (DEN) between 114th Street and the Denver/Adams County border and located approximately 0.30 miles west of the intersection of Hayesmount Rd and E 112th, or a mutually agreeable location at Denver International Airport in, Council District 11 (PLANE-202580625).

3. **Requesting Agency:** Department of Aviation

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: Scott Morrissey, SVP, Sustainability	Name: Kevin Forgett, State and Local Legislative Advisor
Email: Scott.Morrissey@flydenver.com	Email: Kevin.Forgett@flydenver.com

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

This requests the initiation of a ground lease of approximately 90 acres, as determined by the parties and per the final site design, of the real property located at Denver International Airport (DEN) between 114th Street and the Denver/Adams County border and located approximately 0.30 miles west of the intersection of Hayesmount Rd and E 112th, or a mutually agreeable location, as a suitable location to construct a solar array. Oak Leaf Solar 60 LLC (Oak Leaf) will pay DEN \$810 per acre (prorated for any fractional acre) per year. Lease payments will begin at the Effective Date, defined as date the City executes this Agreement. Based on a 2% annual escalation rate, DEN would receive approximately \$2.3M in revenue over the 25-year term. In addition, the solar array is expected to generate over 750 million kWh of renewable electricity, nearly doubling the amount of solar interconnected to DEN's electric grid and avoiding over 675,000 tons of CO₂ over its project life.

This is one of two agreements necessary to create the business structure for an 18 megawatt (MW) solar project. This agreement will need to be approved in conjunction with a Power Purchase Agreement (PPA) PLANE-202580623.

This project supports the Vision 100 Guiding Principle of Sustainability and Resiliency and DEN's goal of becoming one of the most sustainable airports in the world, by supporting the City's de-carbonization goals and assisting DEN in complying with state and local building energy performance requirements such as Energize Denver and in LEED/Envision certifications for future development.

6. **City Attorney assigned to this request (if applicable):** Debra Overn

7. **City Council District:** District 11

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: Lease of Real Property

Vendor/Contractor Name (including any dba's): Oak Leaf Solar 60 LLC

Contract control number (legacy and new): PLANE-202580625

Location: Denver International Airport (DEN)

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):

25 years

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

<i>Current Contract Amount (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (A+B)</i>
\$2,335,009	N/A	\$2,335,009

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
25 Years	N/A	25 Years; 12/31/2051

Scope of work:

This lease of approximately 90 acres of real property located at Denver International Airport is for the construction and operation of a new 18 megawatt solar array, DEN Solar 10, to provide electricity and solar renewable energy credits (SRECs) to DEN. The Contractor shall design, install and operate the Generating Facility in accordance with the terms and conditions of the Lease and Power Purchase Agreement. The Contractor shall be solely responsible for all costs and the performance of all tasks required for design, installation, and operation of the Generating Facility.

DEN will subscribe to one hundred percent of the capacity of Solar 10 at a per kilowatt-hour (kWh) rate that is less than the per kilowatt-hour rate currently paid to Xcel, resulting in immediate savings. Thirty (30) days after each calendar year of the Term, Power Provider shall deliver to DEN Green E Certified Renewable Energy Credits equal to the annual production of the generating facility, not to exceed 6% of the total payments made by DEN to Power Provider in the preceding calendar year.

DEN will receive approximately \$2.3M in ground lease revenue over the 25-year term. In addition, over the 25-year agreement, the solar array is expected to generate over 750 million kWh of renewable electricity, avoiding over 675,000 tons of CO₂ and saving over \$9.2 million vs purchasing electricity from Xcel.

This is one of two agreements necessary to create the business structure for an 18 megawatt (MW) solar project. This agreement will need to be approved in conjunction with a Power Purchase Agreement (PPA) PLANE-202580623.

Was this contractor selected by competitive process? No

If not, why not?

This procurement qualifies for the Sole Source exception under Memorandum No. 8B due to Xcel Energy's solar procurement requirements.

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Xcel completed a competitive procurement process through their 2024 Solar*Rewards Large Program RFP and awarded capacity for this project to the developer of DEN Solar 10. Due to these incentives being awarded to Oak Leaf, no other solar developer has the ability to develop a solar project of this size within Xcel's solar incentive program under these financial terms.

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

Source of funds: Revenue

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

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