

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: April 30, 2026

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:** For an ordinance approving a proposed Cooperation Agreement between the City and County of Denver and Denver Urban Renewal Authority, for the Rossonian Project Tax Increment Area and Sales Tax Increment Area to establish, among other matters, the parameters for tax increment financing with incremental property and sales taxes, in Council District 9.

3. **Requesting Agency:** Department of Finance, Capital Management and Finance

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: Dennis Wegienek	Name: Carolina Flores
Email: dennis.wegienek@denvergov.org	Email: carolina.flores@denvergov.org

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

This ordinance approves a Cooperation Agreement between the City and County of Denver and the Denver Urban Renewal Authority ("DURA") for the Rossonian Project Property Tax Increment Area and Sales Tax Increment Area within the Welton Corridor Urban Redevelopment Area ("Area"). The Area is centered around Welton Street and is generally bounded by Broadway Street on the west, Glenarm Place and 24th Avenue on the south, Downing Street on the east, and on the north either by California Street or the alley between Welton and California Streets. The Rossonian Project ("Project") will update the site into a modern hotel with some ground-floor retail space. DURA, in coordination with the City, is seeking to establish a Property Tax Increment Area and Sales Tax Increment Area to support redevelopment through an amendment to the Welton Corridor Urban Redevelopment Plan ("Plan"). Staff with the City and DURA have agreed to an amendment to the Plan and the Cooperation Agreement for the creation of the Rossonian Project Property Tax Increment Area and Sales Tax Increment Area and the use of TIF by DURA, subject to Denver City Council approval. The Cooperation Agreement establishes the parameters for property and sales tax increment financing for the purpose of financing the Project for the benefit of the Area, following approval by City Council. This action will be at FinBiz on May 12, 2026. Subject to Council approval, it will also have its first reading on May 18, 2026, and its Second Reading on June 1, 2026, in coordination with Council's consideration of the amendment to the Plan.

6. **City Attorney assigned to this request (if applicable):** Brad Neiman

7. **City Council District:** Council District 9

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):

A Cooperation Agreement between the Denver Urban Renewal Authority and the City and County of Denver, establishing the parameters of property tax increment and sales tax increment finance for the purpose of financing projects for the benefit of certain property located within the Welton Corridor Urban Redevelopment Area.

Vendor/Contractor Name: Denver Urban Renewal Authority

Contract control number: FINAN-202683578

Location: The Rossonian Project within the Welton Corridor Urban Redevelopment Area is generally bounded by Broadway Street on the west, Glenarm Place and 24th Avenue on the south, Downing Street on the east, and on the north either by California Street or the alley between Welton and California Streets. The Denver Urban Renewal authority is located at 410 17th St., Suite 2400, Denver, CO 80202.

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):

The Cooperation Agreement will terminate at the earlier of; 1) repayment of any Obligations (as defined in the Welton Corridor Urban Redevelopment Plan, as amended) incurred by DURA to support the redevelopment of the Rossonian Project within the Welton Corridor Urban Redevelopment Area, as amended, or 2) 25 years from approval of the amendment to the Welton Corridor Urban Redevelopment Plan, as amended to add the Rossonian Project, by City Council, whichever is earlier.

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>
N/A	N/A	N/A

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
03/01/2026-12/31/2051	N/A	N/A

Scope of work: The incremental property and sales taxes will be utilized to reimburse eligible costs incurred in the redevelopment of the Rossonian Project within the Welton Corridor Urban Redevelopment Area, as amended.

Was this contractor selected by competitive process? N/A **If not, why not?** IGA

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

Source of funds: Pass-through of incremental property and sales taxes generated within the Rossonian Project Property Tax Increment Area and Sales Tax Increment Area within the Welton Corridor Urban Redevelopment Area to DURA.

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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