

# ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at [MileHighOrdinance@DenverGov.org](mailto: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 Power Purchase Agreement with Oak Leaf Solar 60 LLC for \$47,473,937.00 and for a term of 25 years to purchase electricity and solar renewable energy credits (SRECs) from a solar array to be built at Denver International Airport (DEN) between 114<sup>th</sup> Street and the Denver/Adams County border and located approximately 0.30 miles west of the intersection of Hayesmount Rd and E 112<sup>th</sup>, or a mutually agreeable location at Denver International Airport, in Council District 11 (PLANE-202580623).

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: <a href="mailto:Scott.Morrissey@flydenver.com">Scott.Morrissey@flydenver.com</a>      | Email: <a href="mailto:Kevin.Forgett@flydenver.com">Kevin.Forgett@flydenver.com</a> |

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

This requests the initiation of a Power Purchase Agreement to purchase electricity and SRECs from a solar array to be built at Denver International Airport (DEN) at the greater of 82.5% of the avoided energy price from Xcel or \$0.0345/kilowatt-hour (kWh). In no event will the rate exceed \$0.0700 per kWh. DEN will subscribe to Solar 10 at a per kilowatt-hour cost that is less than the per kilowatt-hour cost currently paid to Xcel Energy, resulting in immediate savings. DEN is expected to save \$305K in year one (\$1.438M vs. \$1.743M from Xcel). Based on a 2.0% annual inflation rate, DEN would realize a benefit of approximately \$9.2 million over the 25-year term. The concurrent 25-year lease agreement will also generate \$2.3M of total revenue for DEN, bringing the overall benefit of Solar IX to approximately \$11.5 million over the entire term. The solar array is expected to generate over 750 million kWh of renewable electricity and avoid over 675,000 tons of CO<sub>2</sub> 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 Ground Lease Agreement (PPA) PLANE-202580625.

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

*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

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

**Key Contract Terms**

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

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

**Contract control number (legacy and new):** PLANE-202580623

**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<br/>(A)</i> | <i>Additional Funds<br/>(B)</i> | <i>Total Contract Amount<br/>(A+B)</i> |
|--|---------------------------------|--|
| \$47,473,937.00                        | N/A                             | \$47,473,937.00                        |

  

| <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 Power Purchase Agreement is an agreement to purchase electricity and solar renewable energy credits (SRECs) from a solar array to be built by the Contractor at Denver International Airport. 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.

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 CO<sub>2</sub> and saving over \$9.2 million vs purchasing electricity from Xcel over the 25-year term. In addition, DEN would receive approximately \$2.3M in ground lease revenue over the 25-year term.

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 Ground Lease Agreement (PPA) PLANE-202580625.

**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.

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

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**Source of funds:** Operations and Maintenance (O&M) expenditure, from existing utilities budget

**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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