

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: 4/2/2026

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: Approves a contract to buy and sell real estate with the State of Colorado to purchase 251 East 12th Avenue for \$4,525,000.00 in the Capitol Hill Neighborhood, in Council District 10 (FINAN-202683499).

3. Requesting Agency: Department of Finance/Real Estate

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: Lisa Lumley	Name: Carolina Flores
Email: Lisa.Lumley@denvergov.org	Email: Carolina.Flores@denvergov.org

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

The Department of Finance, through its Division of Real Estate, is seeking City Council approval of a contract to buy and sell real estate with the State of Colorado to purchase 251 East 12th Avenue in City Council District 10. The purchase price is \$4,500,000 and the maximum contract amount (MCA) is \$4,525,000. The additional \$25,000 under the MCA is for the city's closing costs.

The ~1-acre property and 91,470 square building is the former office for the Colorado Department of Labor and Employment. The city is acquiring the property in support of the Vibrant Denver Bond project to provide affordable housing and to mitigate involuntary displacement. A request for proposal seeking a qualified affordable housing development partner will be issued within weeks of closing on the property.

6. City Attorney assigned to this request (if applicable): James Owens

7. City Council District: Council District 10

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): Contract to Buy and Sell Real Estate

Vendor/Contractor Name (including any dba's): State of Colorado

Contract control number (legacy and new): FINAN-202683499

Location: 251 East 12th Avenue, Denver CO 80203

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): May 1, 2026-June 5, 2026

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>
\$4,525,000	N/A	\$4,525,000

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
6/5/26	N/A	

Scope of work: N/A

Was this contractor selected by competitive process? N/A

If not, why not? N/A

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

Source of funds: Vibrant Denver Bond

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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