

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: 11/6/2025

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 loan agreement with Cream & Sugar LLC DBA Sundae Artisan Ice Cream for \$750,000.00 with an end date of 11-30-2035 utilizing Downtown Denver Development Authority Tax Increment Financing, in Council District 10 (OEDEV-202582082).

3. Requesting Agency: Denver Economic Development and 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: Mike Hartman	Name: Chris Lowell
Email: Mike.Hartman1@denvergov.org	Email: Christopher.lowell@denvergov.org

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

The DDDA is a body corporate and has been duly created, organized, established and authorized by the City and the qualified electors to transact business and exercise its powers as a downtown development authority pursuant to the Colorado Downtown Development Authority Act, Sections 31-25-801, *et seq.*, Colorado Revised Statutes (as may be amended or restated, "DDA Act"), Ordinance No. 400, Series of 2008 of the City (as may be amended or restated, "DDDA Creation Ordinance"), the Plan of Development for Denver Union Station (the "Original DUS Plan"), and the Amended and Restated Denver Downtown Development Authority Plan of Development ("Amended and Restated Plan").

At an election held in the City on November 4, 2008 (the "2008 Election") qualified electors within the DDDA authorized the City to issue debt on behalf of the DDDA in the aggregate principal amount not to exceed THREE HUNDRED AND FIFTY MILLION DOLLARS AND ZERO CENTS (\$350,000,000), with \$49,400,000.00 of debt authorization from the 2008 Election is remaining. Subsequently, at an election held in the City on November 5, 2024 (the "2024 Election") qualified electors within the DDDA authorized the City to issue debt on behalf of the DDDA in the aggregate principal amount not to exceed FIVE HUNDRED SEVENTY MILLION DOLLARS AND ZERO CENTS (\$570,000,000) for the purpose of financing the cost of public facilities and other improvements to public or private property in accordance with development projects described in the Amended and Restated Plan.

On July 30, 2025, the DDDA Board of Directors ("DDDA Board") approved the Cream and Sugar LLC dba Sundae Artisan Ice Cream Business Attraction project. City Council has approved the Petition for inclusion of the associated properties into the DDDA boundaries by Ordinance No. 1279, Series of 2025.

Sundae Artisan Ice Cream will utilize these DDDA funds to establish their flagship store on at 1600 Glenarm Place, Suite 120. Details of this project funding were discussed at Council's Finance and Business Committee on 9/9/25.

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

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):
Loan Agreement > \$500K

Vendor/Contractor Name (including any dba's): Cream & Sugar LLC dba Sundae Artisan Ice Cream

Contract control number (legacy and new): OEDEV-202582082

Location: 1600 Glenarm Place, Suite 120

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-202582082

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>
\$750,000	n/a	n/a

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
12/1/2025-11/30/2035	n/a	n/a

Scope of work: Funding mechanism to expend Downtown Denver Development Authority Funds in order for Sundae Artisan Ice Cream to expand their flagship store on at 1600 Glenarm Place, Suite 120.

Was this contractor selected by competitive process? Yes. **If not, why not?**

DDDA-awarded projects are competitively evaluated against other applications and the amended and restated plan of development.

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

Source of funds: Downtown Denver Development Authority Tax Increment Financing

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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