

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: **4-18-25**

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 an Agreement to Exchange Property between the City and County of Denver ("CCD") and ACM Park Hill JV VII LLC. ("ACM") CCD will exchange property located on E. 56th Avenue in Adams County for ACM's property located at 4141 E. 35th Avenue, in Council District 8 (FINAN-202578106).

3. Requesting Agency: Department of 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: 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:
See Executive Summary

6. City Attorney assigned to this request (if applicable): John McGrath

7. City Council District: Council District 8

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): Agreement to Exchange Property

Vendor/Contractor Name (including any dba's): ACM Park Hill JV VII LLC

Contract control number (legacy and new): FINAN-202578106

Location: Approximately E 56th Avenue and Valley Head Road (city-owned) and 4141 E. 35th Avenue (ACM owned)

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): Approximately May 1, 2025 through September 30, 2025

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>
0	n/a	0

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
5/1/25 – 9/30/25	n/a	5/1/25 – 9/30/25

Scope of work: Exchange of real property

Was this contractor selected by competitive process? No **If not, why not?** City to acquire a specific parcel.

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

Source of funds: property will be exchanged for a city-owned property

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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Date Entered: _____

Agreement to Exchange Property

ACM Park Hill JV VII LLC (“ACM”) owns Park Hill Golf Course, consisting of approximately 155 acres located at 4141 E. 35th Avenue.

The City and County of Denver (“CCD”) owns land in Adams County of which 145 acres are available.

The Mayor has committed to acquiring Park Hill Golf Course for park activation. The current owner, ACM, is willing to exchange the Park Hill parcel for a parcel of similar value and size. Using appraisals to establish value, the Park Hill site is valued at approximately \$12.760 million for 155 acres. Using the average of two appraisals for the 56th Avenue parcel (as required by FAA), it establishes the 145 acres valued at approximately \$12.758 million.

The city has complied with all FAA requirements to move forward with this transaction. This is a \$0 exchange with ACM only requiring closing costs.

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Date Entered: _____