

1 **BY AUTHORITY**

2 ORDINANCE NO.
3 SERIES OF 2020

COUNCIL BILL NO. 20-0665
COMMITTEE OF REFERENCE:
Finance & Governance

5 **A BILL**

6 **Approving proposed Amendments to approximately ten Leases, Licenses and**
7 **Concession Agreements in response to the COVID-19 health crisis, to be**
8 **negotiated by the Director of Real Estate to provide relief for the tenants.**

9 **WHEREAS**, the Mayor declared a state of local disaster emergency on March 12, 2020,
10 pursuant to C.R.S. 24-33.5-701, et seq. ("City Emergency Declaration"), due to the spread of COVID-
11 19, as may be amended, the Governor of the State of Colorado declared a Disaster Emergency (D
12 2020 003) dated March 11, 2020, as may be amended, on the same basis, and the President of the
13 United States issued a Declaration of Emergency on March 13, 2020, due to the COVID-19 crisis
14 ("Nationwide Emergency Declaration"); and

15 **WHEREAS**, the City Council, pursuant to Proclamation No. 20-0350 passed on April 13,
16 2020, urged and supported a moratorium on rent because many people are unable to pay as a result
17 of repercussions from the COVID-19 crisis ("Proclamation");

18 **WHEREAS**, the City has entered into approximately ten (10) commercial leases, licenses and
19 concession agreements ("Leases") in which the City is the owner of the premises to lessees,
20 licensees and concessionaires ("Tenants");

21 **WHEREAS**, the City desires to give the Director of Real Estate ("Director") the authority to
22 negotiate amended Leases with the City's Tenants; and

23 **WHEREAS**, in accordance with the Proclamation, City Council desires to give the City's
24 Tenants relief from rent payments due to the City.

25 **BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

26 **Section 1.** The Director is hereby authorized to negotiate and enter into amendments to
27 Leases with all City Tenants, including those listed on Exhibit A attached hereto.

28 **Section 2.** The Lease amendments may modify payment of rent for a period of up to three
29 months, in addition to the three months previously allowed in Ordinance No. 20-0388, Series of 2020,
30 for a total of six months, to allow Tenants relief from the COVID-19 crisis, as long as such Tenants
31 are and remain current on all other terms of the Lease, agree to extend the Lease for the number of
32 months for which rent is delayed, rescheduled, modified or deferred.

