

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.

Please mark one: Bill Request or Resolution Request

Date of Request: 8/16/24

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 with CORESITE, L.P. establishing a revenue return agreement up to \$9,000,000 and through 6/30/2039 based on the future new sales and use tax revenue generated by the establishment and operations of a state-of-the-art data center campus, in District 9.

3. Requesting Agency: Denver Economic Development & Opportunity

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution	Contact person for council members or mayor-council
Name: Turid Nagel-Casebolt	Name: Patrick Walton
Email: turid.nagel-casebolt@denvergov.org	Email: patrick.walton@denvergov.org

5. General description or background of proposed request.

Denver-based CoreSite plans to transform an abandoned manufacturing site into a multi-tenant state-of-the-art data center campus in District 9. This economic development opportunity would bring new trades and technology-oriented jobs as well as construction jobs to our community. This will significantly expand the city's tax base, and establish an important technology asset aiding private enterprises, schools, and public sector entities in the digital transformation of IT architecture for a cloud enabled workforce, remote learning, and other tech applications.

The development would bring many welcome community amenities including enhancing the surrounding transit corridor by installing new sidewalks, landscaping, and lighting, creating new open space, and building new water retention facilities that addresses localized flooding. This 15-year agreement would provide business attraction and expansion incentive support for the project in form of a revenue return agreement with the project receiving a return of 50% of the general fund portion of net new sales and use tax revenue generated by the project, up to a maximum contract total of \$9,000,000.

This incentive tool is only used sparingly to support projects with tremendous direct fiscal benefit to the city that create quality jobs, support the growth of key industry sectors, and provide significant tax generation benefits to the city. The most recent Sales Tax Incentive Agreement the City entered into was in 2020 with DCG West for the development of a retail node anchored by Costco in Far Northeast Denver. The Department of Finance will submit a companion ordinance request to revise the name and program language for Denver Retail Attraction Fund to collect and record the sales and/or use tax revenue generated from this tax return agreement.

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

7. City Council District: District 9

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: Expenditure Contract

Vendor/Contractor Name: CORESITE, L.P.

Contract control number: OEDEV-202475137

Location: 5050 Race St., Denver, CO 80216

Is this a new contract? Yes No **Is this an Amendment?** Yes No **If yes, how many?** N/A

Contract Term/Duration: Contract start date begin on date of execution through 06/30/2039

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
\$9,000,000	N/A	\$9,000,000

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
Contract Execution Date – 6/30/2039	N/A	N/A

Scope of work:

Establish and operate a state-of-the-art data center campus with demonstrated job creation, verified investments, significant tax generation, and neighborhood benefitting site improvements as stipulated in the tax incentive agreement.

Was this contractor selected by competitive process? N/A **If not, why not?**

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

Source of funds: Future Net New Sales Tax Revenue to be captured in SRF 17807

Is this contract subject to: W/MBE DBE SBE XO101 ACDBE N/A

WBE/MBE/DBE commitments: N/A

Who are the subcontractors to this contract? N/A

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