

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to the Mayor’s Legislative Team

at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by **11 a.m. Monday**. Contact the Mayor’s Legislative team with questions

Date of Request: **10/17/2022**

Please mark one:  Bill Request or  Resolution Request

**1. Type of Request:**

- Contract/Grant Agreement     Intergovernmental Agreement (IGA)     Rezoning/Text Amendment
- Dedication/Vacation     Appropriation/Supplemental     DRMC Change
- Other:

**2. Title:** (Start with *approves, amends, dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

*Approves a Concession Agreement between the City and County of Denver and HJB Convenience Corporation for the operation of a retail convenience store in the Webb Municipal Building located at 201 West Colfax Avenue.*

**3. Requesting Agency:** Finance

**4. Contact Person:**

|  |   |
|--|---|
| Contact person with knowledge of proposed ordinance/resolution | Contact person to present item at Mayor-Council and Council         |
| Name: Lisa Lumley  | Name: Kiki Turner and Justin Aragon                                 |
| Email: lisa.lumley@denvergov.org                               | Email: Kiki.Turner@denvergov.org and/or Justin.Aragon@denvergov.org |

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

*New Concession Agreement with HJB Convenience Corporation to operate Russell’s Convenience Store in the Webb building. Please see attached Executive Summary.*

*Length of term: Oftentimes, the city will extend retail leases for longer terms than other lease types because the city does not provide tenant improvement dollars. Any improvements to the space or fixtures comes directly from the tenant. In the private sector tenant improvement dollars are available even in renewals. This is a way of making sure they have enough time on the lease to recapture any investment.*

**6. City Attorney assigned to this request (if applicable):** Maureen McGuire

**7. City Council 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: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name: HJB Convenience Corporation

Contract control number: FINAN-202264955-00

Location: 201 W Colfax Ave

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): 10 years

Contract Amount (indicate existing amount, amended amount and new contract total):

| <i>Current Contract Amount</i><br>(A) | <i>Additional Funds</i><br>(B) | <i>Total Contract Amount</i><br>(A+B) |
|---------------------------------------|--------------------------------|---------------------------------------|
| \$312,173.40                          | NA                             | \$312,173.40                          |

  

| <i>Current Contract Term</i> | <i>Added Time</i> | <i>New Ending Date</i> |
|------------------------------|-------------------|------------------------|
| 11/1/2022 – 10/31/2032       | NA                | NA                     |

Scope of work: N/A

Was this contractor selected by competitive process? YES If not, why not?

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

Source of funds: N/A

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

WBE/MBE/DBE commitments (construction, design, Airport concession contracts): N/A

---

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

**Who are the subcontractors to this contract?** N/A

## EXECUTIVE SUMMARY

### HJB CONVENIENCE CORPORATION - CONCESSION AGREEMENT

This Concession Agreement permits HJB Convenience Corporation to run the Russell's convenience store in the Webb building.

HJB is the operator of the existing Russell's at this location. After a comprehensive RFP process, HJB Convenience Corporation was selected as the winning bidder to operate the convenience store.

The agreement is for a 10-year term with two options to extend for 5 years.

---

*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_