



---

# 570 W. 44<sup>th</sup> Avenue Lease Agreement

Finance and Governance Committee  
June 6, 2023  
Resolution Request #23-0730

# Background

- In 2019, City Council took action that required a transition away from for-profit, private organizations as community corrections providers.
- Denver Community Corrections commenced a thoughtful, responsible transition strategy in 2019:
  - Williams Street Center (GEO) closed October 2019
  - Tooley Hall (GEO) closed December 2019
  - Columbine (CoreCivic) closed June 2020
  - Ulster (CoreCivic) closed April 2021
  - Fox (CoreCivic) closed December 2021

# Planning for Change

- Community Corrections Advisory Group (CCAG) was formed in late 2019. They developed 10 recommendations and two additional concepts for exploration.
- Recommendation #03: Feasibility of lease or purchase and identification of additional service providers:
  - **The City should explore the possibility of leasing or purchasing one or more CoreCivic community corrections zoned properties.**
  - The City should also explore opportunities to identify additional service providers including promising or emerging operators expressing an interest in the provision of community corrections services.

# Steps Forward

- In 2019 City Council approved the purchase of Tooley Hall located at 4280 Kearney Street. The City acquired in 2020. Currently operating at approximately 60 beds.
- In April 2023, City Council approved the purchase of the Dahlia Facility located at 4511 W. 46<sup>th</sup> Avenue. Capacity up to 100 beds. Anticipated closing January 2024.

# 570 W. 44<sup>th</sup> Avenue



# Proposed Lease

- The Division of Real Estate proposes the lease of the facility located at 570 W. 44<sup>th</sup> Avenue, Denver, Colorado.
  - Landlord: Denver 44<sup>th</sup> Avenue, LLC
  - Premises Size: Approx. 33,000 square feet (“SF”)
  - Bed Capacity: Up to 100 beds
  - Tenant Improvements: Turnkey including all code upgrades and FF&E.
  - Maximum Contract Amount: \$26,000,000
  - Approximate Substantial Completion: June 1, 2024
  - Term: 10 years
  - Council District 9

# Requested Council Action

RR 23-0730: Approves the Lease Agreement with Denver 44<sup>th</sup> Avenue, LLC to lease the building located at 570 W. 44<sup>th</sup> Avenue, Denver, Colorado.

---

# Questions?