



**DENVER**  
THE MILE HIGH CITY



# MAYOR'S OFFICE OF THE NATIONAL WESTERN CENTER

# TODAY'S AGENDA

1. Campus Overview
2. Resolution 23-1323 Briefing  
*Western Stock Show Association (WSSA) Legacy Building Agreement*
3. Q&A



# CAMPUS OVERVIEW



**DENVER**  
THE MILE HIGH CITY



# BUILDING A CAMPUS FOR THE NEXT 100 YEARS

- 250-acres at full buildout.
- A place that honors our past and celebrates our future.
- A location with a local to global reach.
- Bridge between rural and urban interests.
- Year-round uses for entertainment, education and agri-business.
- Flexible spaces to enable programming and activation for events such as:
  - Concerts, festivals, farmers' markets, sporting events, trade shows, conventions, classes, and more!

## VISION

To be the global destination for agricultural heritage and innovation.

## MISSION

Convene the world at the National Western Center to lead, inspire, create, educate and entertain in pursuit of global food solutions.

# FRAMEWORK AGREEMENT ROLES AND RESPONSIBILITIES



Mayor's Office of the National Western Center is responsible for construction of the campus, holds the lease and is the principal landowner.



The NWC Authority is responsible for programming and maintaining the campus for the next 100 years.



The Western Stock Show Association is building their own headquarters, the Legacy Building, and will continue to host the Stock Show, Denver County Fair and All-Star Rodeo.



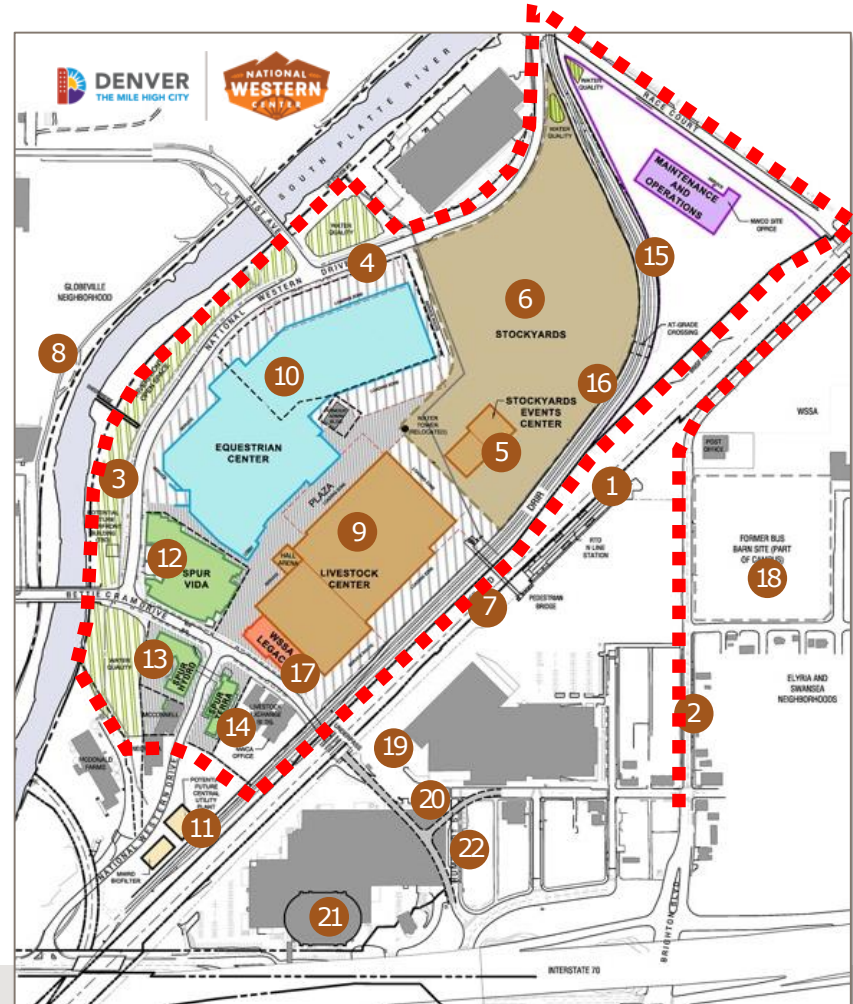
The CSU Spur campus is made up of 3 buildings focused on food, water and health and will be a hub for research related to important world issues and be open to the public as a place for experiential education.



# NWC CAMPUS PLAN

## Phases 1 + 2

1. RTD Transit Station
2. Brighton Blvd. – 47<sup>th</sup> to Race Court
3. South Platte Riverfront
4. New National Western Drive
5. Stockyards Event Center
6. The Yards Multi-Use Space
7. Pedestrian Bridge
8. New Bridges Near 48<sup>th</sup> & 51<sup>st</sup> Avenues
9. Livestock Center
10. Equestrian Center
11. District Energy System's Central Utility Plant (CUP)
12. CSU Spur: Vida (health)
13. CSU Spur: Hydro (water)
14. CSU Spur: Terra (food)
15. Maintenance & Operations Facility
16. DRIR Rail Corridor
17. WSSA Legacy Building HQ
18. Campus-related development
19. Arena
20. Expo Hall
21. 1909 Building rehabilitation
22. Supporting development



# PROGRAM AT A GLANCE

## Active Construction Areas

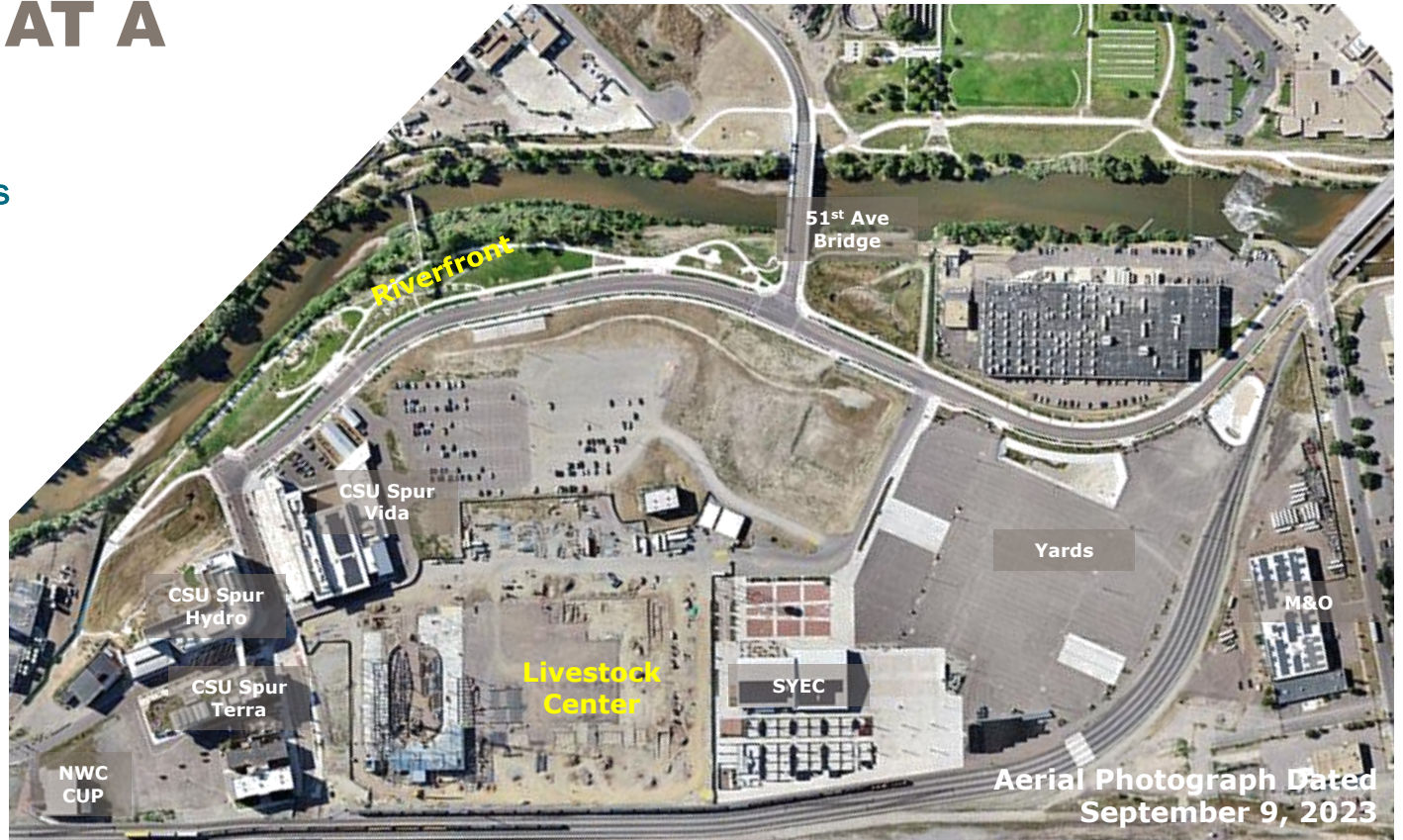
- Livestock Center
- Misc. Infrastructure

## Design and Planning

- 48<sup>th</sup> Ave. Bridge
- Pedestrian Bridge

## Handover

- Riverfront Open Space
- Brighton Blvd.



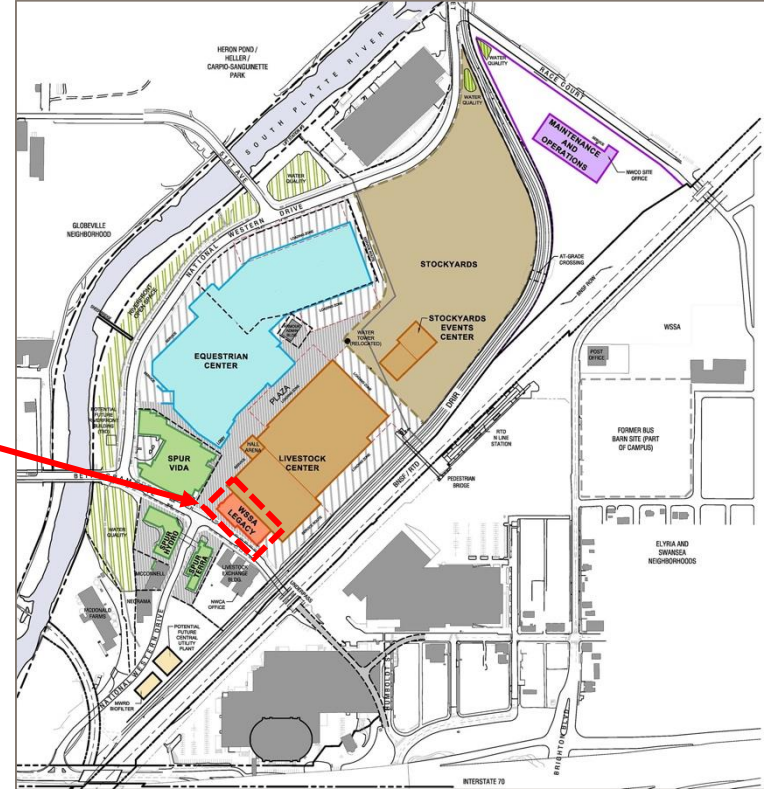


# RESOLUTION 23-1323 BRIEFING

WSSA LEGACY BUILDING AGREEMENT



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## LIVESTOCK CENTER

- City facility
- \$239M construction cost
- Funding from Ballot Measure 2C
- Major revenue generating facility
- Additional funding source for the Community Investment Fund

## LEGACY BUILDING

- Private facility - WSSA
- \$87M construction cost
- Funding entirely from WSSA
- WSSA world headquarters
- Physically connected to Livestock Center



# LIVESTOCK CENTER AND LEGACY INTERFACE



# WSSA LEGACY BUILDING AGREEMENT

## Resolution 23-1323

Approves an agreement for coordination and construction of the Western Stock Show Association (WSSA) new headquarters and payment from the WSSA of up to \$8,000,000 to the City and County of Denver in connection therewith for a term October 1, 2023 through December 31, 2027, in Council District 9 (FINAN-202370213).



# WSSA LEGACY BUILDING AGREEMENT

## Primary Components of the Transaction:

- Payment of design/construction interface costs by WSSA.
- Authorization to enable WSSA to fund Livestock Center improvements.
- Purchase and sale of land to WSSA.

# WSSA LEGACY BUILDING AGREEMENT

## Payment of Design/Construction Interface Costs by WSSA

- \$5M payment within 30 days to fund NWCO costs to support Legacy Building.
- Actual cost reconciliation at completion of construction.
- Fire, safety, campus energy, shared structural items, donor signage, etc.
- No City dollars to be spent in support of a private facility.
- Livestock Center construction has priority; comprehensive construction coordination plan.

# WSSA LEGACY BUILDING AGREEMENT

## Authorization to enable WSSA to fund Livestock Improvements

- Allows WSSA to fund improvements to the Livestock Center.
- City must consent to the funding and construct improvement.
- City will own all Livestock Center improvements.

# WSSA LEGACY BUILDING AGREEMENT

## Purchase and Sale of land to WSSA

- 40,791 sf land sale to WSSA for \$4.3M per Framework Agreement.
- Associated easements of approximately \$500K.
- Party Wall Agreement.
- Right of First Refusal and Option.








# WSSA LEGACY BUILDING AGREEMENT

## Primary Components of the Transaction:

- Payment of Design/Construction Costs \$5.0M
- Authorization for Livestock Center Improvements \$3.0M

Note: City will transfer land and easements to WSSA for \$4.8M pursuant to the Framework Agreement.



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