

DENVER DOWNTOWN DEVELOPMENT AUTHORITY
A RESOLUTION APPROVING A PETITION FOR INCLUSION

WHEREAS, the Denver Downtown Development Authority (the “DDDA”) is a body corporate and has been duly created, organized, established and authorized by the City and County of Denver, Colorado (the “City”) and the qualified electors of the DDDA to transact business and exercise its powers as a downtown development authority pursuant to Sections 31-25-801, *et seq.*, C.R.S. (as may be amended or restated from time to time, the “DDA Act”), Ordinance No. 400, Series of 2008 of the City (as amended from time to time, the “DDDA Creation Ordinance”) and that Plan of Development for Denver Union Station dated November 25, 2008, as approved pursuant to City Ordinance No. 723, Series of 2008 (the “Original DUS Plan”); and

WHEREAS, the Original DUS Plan only contemplated the redevelopment of the Denver Union Station Project, as defined therein; and

WHEREAS, in accordance with City Ordinance No. 1660, Series of 2024, the City Council approved an Amended and Restated Denver Downtown Development Authority Plan of Development (the “Amended Plan”) to supplement and expand the scope of contemplated development projects (separately, a “Development Project”) authorized under the Original DUS Plan beyond just the redevelopment of the Denver Union Station Project; and

WHEREAS, the Board of Directors of the DDDA (the “Board”) is authorized pursuant to the Act to have all powers customarily vested in the board of directors of a corporation; and

WHEREAS, additional property may be included into the boundaries of the DDDA, initiated by petition of the fee owner to the Board, and in accordance with the procedures set for in Section 31-25-822, C.R.S., as may be amended (the “Inclusion Statute”); and

WHEREAS, on July 22, 2026, the Board adopted its Resolution Setting Forth Amended and Restated Procedures for the Inclusion of Additional Property into the DDDA (as may be amended or restated from time to time, the “Inclusion Procedures Resolution”), which Inclusion Procedures Resolution sets forth certain procedures by which the Board will consider petitions for inclusion of property submitted for its consideration in accordance with the Inclusion Statute; and

WHEREAS, in accordance with the Inclusion Statute, proceedings for inclusion shall be initiated by petition to the Board, signed by the owner or owners in fee of each parcel of land adjacent to the DDDA sought to be included, and any such petition shall include evidence satisfactory to the Board concerning title to the property and an accurate legal description thereof; and

WHEREAS, pursuant to the Inclusion Statute, if the Board approves such petition, it shall then submit the same to the Denver City Council (the “City Council”), as the governing body in and for the City; and

WHEREAS, in accordance with the Inclusion Statute, the City, as the owner of certain parcels of land located adjacent to the DDDA, submitted to the Board a petition for the inclusion

Denver Downtown Development Authority
Page 2

of property into the DDDA, date July 16, 2026, for the Board's consideration (all as further described in said petition, the "Petition"), a copy of which is attached hereto as **Exhibit A**; and

WHEREAS, the Board, having considered the sufficiency of the Petition in accordance with the Inclusion Statute and the Inclusion Procedures Resolution, hereby wishes to approve the Petition and direct the submission of the Petition to City Council for its consideration in accordance with the Inclusion Statute.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Denver Downtown Development Authority as follows:

1. That the Petition has been submitted to the Board in accordance with the Inclusion Statute, and that the Petition includes evidence satisfactory to the Board concerning title to the property described therein and an accurate legal description thereof.
2. That the Board determines that the requirements of the Inclusion Statute and the Inclusion Procedures Resolution have been satisfied in connection with the submission of the Petition.
3. That the Petition is hereby approved and the Board shall submit the Petition along with this Resolution to the City Council for its consideration in accordance with the Inclusion Statute.
4. This Resolution shall replace and supersede any existing resolution adopted by the Board concerning the subject matter described herein.

ADOPTED and effective this **22nd day of July 2026**.

DENVER DOWNTOWN DEVELOPMENT
AUTHORITY

Signed by:
By: Douglas M. Tisdale, Esq., Board Chair 7/30/2026
9A3C736A25DA440...
Douglas M. Tisdale, Chair

ATTEST:

Signed by:
Frank Cannon, Board Secretary 8/2/2026
79F3856155F74BC...
Frank Cannon, Secretary

Denver Downtown Development Authority
Page 3

Exhibit A

Petition for Inclusion

**PETITION FOR THE INCLUSION OF PROPERTY INTO THE
DENVER DOWNTOWN DEVELOPMENT AUTHORITY,
IN THE CITY AND COUNTY OF DENVER**

The undersigned person(s), as the owner(s) or representative(s) of owners in fee of each parcel(s) of land described herein located adjacent to the existing Denver Downtown Development Authority (individually, a “Petitioner” and collectively, the “Petitioners”), hereby petition the Board of Directors (“Board”) of the Denver Downtown Development Authority (“DDDA”) for the inclusion of such parcel(s) of land (“Property”) into the boundaries of the DDDA in accordance with the provisions of C.R.S. § 31-25-822, as may be amended from time to time. In support of this petition (“Petition”), Petitioner(s) state(s) and acknowledge(s):

1. The Petitioner(s) named herein are the lawful owners in fee of the Property described in this Petition.

2. If, in accordance with C.R.S. § 31-25-822 and the Board’s Resolution Setting Forth Inclusion of Additional Property Procedures (as each may be amended from time to time), the Board approves this Petition via resolution (“Approval Resolution”), then the Board shall submit its Approval Resolution to the Denver City Council (“City Council”), as the governing body in and for the City and County of Denver, Colorado (“City”), for its consideration. If approved, this Petition may be aggregated with other approved petitions for inclusion into a single Approval Resolution by the Board for the sake of efficiency.

3. In accordance with C.R.S. § 31-25-822, the City Council shall consider this Petition for approval at a regular or special meeting. Petition approval by the City Council shall contemporaneously amend City Ordinance No. 400, Series of 2008, as otherwise amended from time to time, to redescribe the boundaries of the DDDA so as to include the Property; from the effective date of said amendment the Property shall be included within the DDDA and shall be subject to any taxes thereafter imposed by the City for the use and benefit of the DDDA.

4. A more detailed legal description and map of the Property is attached as **Exhibit A** and incorporated by reference herein.

5. Evidence concerning title to the Property being vested in the Petitioner(s) is attached as **Exhibit B** and incorporated by reference herein.

6. Petitioner(s) respectfully request(s) the Board and the City Council, as the governing body of the City, to approve this Petition and include the Property into the boundaries of the Denver Downtown Development Authority.

[Exhibit A and signatures on following sheets]

**EXHIBIT A
DESCRIPTION OF PROPERTY AND MAP**

**101 W Colfax Avenue
Assessor Parcel Number 0234623032000**

LOTS 9 THROUGH 16, INCLUSIVE, BLOCK 244, EAST DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO

EXCEPT THAT PORTION OF LOT 9 CONVEYED TO THE CITY AND COUNTY OF DENVER IN WARRANTY DEED RECORDED SEPTEMBER 21, 2004 UNDER RECEPTION NO. [2004195678](#).

TOGETHER WITH:

LOTS 17 TO 20, INCLUSIVE, BLOCK 244, EAST DENVER AND A STRIP OF GROUND OFF THE SOUTHWESTERLY SIDE OF LOT 21, BLOCK 244, EAST DENVER, BOUNDED BY A LINE BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 21, WHICH IS ALSO A CORNER OF LOT 20, BLOCK 244, EAST DENVER AND RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 21, 0.08 FEET; THENCE NORTHWESTERLY TO A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 21, WHICH POINT IS 0.23 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID LOT 21, THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 21, TO THE MOST WESTERLY CORNER OF SAID LOT 21; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 21 TO THE PLACE OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO;

TOGETHER WITH THAT PART OF CHEYENNE PLACE BETWEEN 15TH STREET AND BROADWAY, BEING 9 FEET WIDE, AND LYING ADJACENT TO SAID LOTS 18, 19, 20, SAID PORTION OF LOT 21 AND THE NORTHERLY 10 FEET OF SAID LOT 17, AS VACATED BY ORDINANCE NO. 1182, SERIES OF 1996, RECORDED DECEMBER 30, 1996 UNDER RECEPTION NO. [9600175984](#);

EXCEPTING FROM SAID LAND THAT PORTION OF SAID LOT 17 CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED DECEMBER 12, 1996 UNDER RECEPTION NO. [9600169552](#), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 17;
THENCE NORTHEASTERLY A DISTANCE OF 7.68 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 17;
THENCE NORTHWESTERLY A DISTANCE OF 89.12 FEET TO A POINT WHICH LIES 5.88 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID**

**LOT 17, BY PERPENDICULAR MEASUREMENT;
THENCE NORTHWESTERLY A DISTANCE OF 36.00 FEET TO A POINT ON THE
NORTHWESTERLY LINE OF SAID LOT 17 WHICH LIES 3.12 FEET FROM THE
MOST WESTERLY CORNER OF SAID LOT 17;
THENCE SOUTHWESTERLY A DISTANCE OF 3.12 FEET ALONG SAID
NORTHWESTERLY LINE TO THE MOST WESTERLY LINE TO THE MOST
WESTERLY CORNER OF SAID LOT 17;
THENCE SOUTHEASTERLY A DISTANCE OF 125.00 FEET ALONG THE
SOUTHWESTERLY LINE OF SAID LOT 17 TO THE POINT OF BEGINNING;**

TOGETHER WITH:

**LOTS 21 THROUGH 29, INCLUSIVE, BLOCK 244, EAST DENVER, AND THAT
PART OF SIDE LOT OR OUT LOT 2, H.C. BROWN'S ADDITION TO DENVER,
WHICH ADJOINS SAID LOTS AND WHICH LIES SOUTH OF THE ALLEY LAID
OUT AND EXTENDED THROUGH SAID SIDE LOT 2, AND TOGETHER WITH
THAT PART OF CHEYENNE PLACE BETWEEN 15TH STREET AND
BROADWAY, BEING 9 FEET WIDE, AND LYING ADJACENT TO SAID LOTS 21
THROUGH 25, INCLUSIVE AND LYING ADJACENT TO THE MOST
SOUTHEASTERLY LINE OF SIDELOT NO. 2 AS PLATTED BY H.C. BROWN'S
ADDITION TO DENVER AND LYING WEST OF THE WEST LINE OF
BROADWAY AS VACATED BY ORDINANCE RECORDED DECEMBER 30, 1996
UNDER RECEPTION NO. [9600175984](#), CITY AND COUNTY OF DENVER, STATE
OF COLORADO.**

**EXCEPTING THEREFROM THAT PORTION OF SAID LOT 21 DESCRIBED AS
FOLLOWS:**

**BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 21 WHICH IS
ALSO A CORNER OF LOT 20 IN SAID BLOCK 244, EAST DENVER, AND
RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY
BOUNDARY LINE OF SAID LOT 21, 0.08 FEET, THENCE NORTHWESTERLY TO
A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 21
WHICH POINT IS 0.23 FEET NORTHEASTERLY FROM THE MOST WESTERLY
CORNER OF SAID LOT 21, THENCE SOUTHWESTERLY ALONG THE
NORTHWESTERLY BOUNDARY LINE OF SAID LOT 21 TO THE MOST
WESTERLY CORNER OF SAID LOT 21, THENCE SOUTHEASTERLY ALONG
THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 21 TO THE PLACE OF
BEGINNING;**

**AND ALSO EXCEPTING THEREFROM THAT PORTION OF SAID CHEYENNE
PLACE (VACATED) LYING ADJACENT TO SAID EXCEPTED PORTION OF LOT
21, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**TOGETHER WITH THAT PORTION OF THE ALLEY ADJACENT TO LOTS 9
THROUGH 24, INCLUSIVE, BLOCK 244, EAST DENVER, AS VACATED BY**

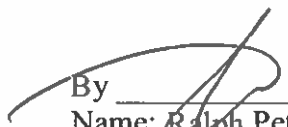
**ORDINANCE NO. 892, SERIES OF 2004, RECORDED DECEMBER 6, 2004 UNDER
RECEPTION NO. [2004248060](#).**



EXHIBIT B**EVIDENCE OF TITLE**

I, Ralph Pettit, City Surveyor of the City and County of Denver, Colorado ("City") hereby affirm that I, in my official role as City Surveyor: 1) have reviewed the legal descriptions and maps of the properties described in **Exhibit A** to this Petition (collectively, "Properties"); 2) have reviewed the relevant ownership documentation related to the Properties, which may include without limitation vesting deeds and title work; and 3) have concluded that the City is the lawful owner in fee of the Properties as of the date hereof based upon the foregoing. This affirmation shall only be used for the purposes required pursuant to C.R.S. § 31-25-822, as amended, concerning the determination of fee ownership of the Properties proposed for inclusion in the Denver Downtown Development Authority, all as further described in this Petition.

SIGNED this 15TH day of July, 2026.

By 

Name: Ralph Pettit

Title: City Surveyor, City and County of Denver, Colorado

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was signed and affirmed before me this 15 day of July, 2026 by Ralph Pettit, as City Surveyor of the City and County of Denver, Colorado.

Witness my hand and official seal.

My commission expires: 04.03.2029



Notary Public



GOVERNMENTAL AFFIDAVIT OF AUTHORITY

The undersigned do solemnly swear or affirm that they are authorized to sign the Petition on behalf of the City and County of Denver, Colorado, the record owner in fee of each parcel of land located adjacent to the existing boundaries of the Denver Downtown Development Authority represented by and described on the foregoing Petition ("Property"), and that the undersigned have submitted the Petition for the inclusion of said Property into the boundaries of the Denver Downtown Development Authority on behalf of the City and County of Denver.

SIGNATURE DATE BY MAYOR: July 16, 2026

SEAL OF THE CITY AND COUNTY OF DENVER



ATTEST:

CITY AND COUNTY OF DENVER

By: Sabrina Allie

Deputy Paul D. Lopez, *Sabrina Allie*
Clerk and Recorder, Ex-Officio Clerk
of the City and County of Denver

By: Michael C. Johnston

Michael C. Johnston, MAYOR

APPROVED AS TO FORM:

City Attorney for the City and County of Denver

By: [Signature]

City Attorney