

BILL/ RESOLUTION REQUEST

1. Title: Amends a contract with Convenience Retailers LLC. to design, construct and operate a food court and a 45 minute parking waiting area with a minimum of 160 parking spaces at the former DIA Auto Service Building (AC 59013).

2. Requesting Agency: DIA

3. Contact Person *with actual knowledge of proposed ordinance*

Name:Francisco Alonzo

Phone:303-342-2508

Email:francisco.alonzo@flydenver.com

4. Contact Person *with actual knowledge of proposed ordinance who will present the item at Mayor Council and who will be available for first and second reading, if necessary*

Name:Brian Elms

Phone:303-619-7353

Email:brian.elms@flydenver.com

5. Describe the proposed ordinance, including what the proposed ordinance is intended to accomplish, who's involved

a. Scope of Work

This Fourth Amendment, grants Convenience Retailers' LLC (CRLLL) authorization do the following: (1) CRLLC shall at its sole cost and expense, no later than May 1, 2013, design, construct and operate a food court Permitted Use located in the former "DIA Auto Service" building offering four quick service restaurants; (2) CRLLC will design and construct a 45 minute parking waiting area with a minimum of 160 parking spaces and associated improvements; (3) the initial capital investment on this project will be no less than \$4,360,000 plus a mid term refurbishment of \$400,000; (5) CRLLC will pay DIA 15% of their gross sales generated from the food court, and (6) the fuel commission beginning on January 01, 2023 will be based on a market analysis of similar airports.

In return, DIA will provide 14 years of lease tenancy beginning on the first day of the food court operation or May 1, 2013, whichever is earlier.

Current Contract Amount

(A) Additional Funds (B) Total Contract Amount

(A+B)

\$523,212.12 annually \$421,500 annually \$944,712.12 annually

Current Contract Term Added Time New Ending Date

12/06/1995 – 12/31/2012

14 years of lease tenancy beginning on the first day of the food court operation or May 1, 2013

b. Duration

14 years of lease tenancy beginning on the first day of the food court operation or May 1, 2013

c. Location

DIA

d. Affected Council District

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e. Benefits

To provide a food court and a 45 minute parking waiting area to the traveling public, and to generate \$421,500 annually in revenue to the airport.

f. Costs

This is a revenue contract. Will bring in \$421,500 annually.

6. Is there any controversy surrounding this ordinance, groups or individuals who may have concerns about it? Please explain.

No.

Bill Request Number: BR12-0346

Date: 4/30/2012