

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team
at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: 4/10/2025

Please mark one: ☐ Bill Request or ☒ Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

☒ Yes ☐ No

1. Type of Request:

☒ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment

☐ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change

☐ Other:

2. Title: Approves the Purchase and Sale Agreement with 4965 Washington Street LLLP for \$9,100,000.00 with an end date of 12-31-2027 for a condominium interest in a portion of the property being developed at 4965 Washington Street for the purpose of establishing a Denver Public Library, in Council District 9 (FINAN-202580361).

3. Requesting Agency: Department of Finance

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Lisa Lumley	Name: Carolina Flores
Email: Lisa.Lumley@denvergov.org	Email: Carolina.Flores@denvergov.org

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

Requests approval of a Purchase and Sale Agreement with 4965 Washington Street LLLP. This developer was selected through a robust RFP to build 170 affordable housing units, a commercial community serving space, and the new Globeville Library (FINAN-202580361-00). Together, these three units will create a small-planned community to benefit families and the surrounding neighborhood. The purchase price for the library unit is \$9,000,000.00, excluding closing costs and other incidental costs estimated at approximately \$100,000.00.

6. City Attorney assigned to this request (if applicable): Jim Owens

7. City Council District: Council District 9

8. **For all contracts, fill out and submit accompanying Key Contract Terms worksheet**

Key Contract Terms

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property): Purchase and Sale Agreement

Vendor/Contractor Name (including any dba's): 4965 Washington Street LLLP

Contract control number (legacy and new): FINAN-202580361-00

Location: 4965 Washington Street, Denver

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): 6/1/2025-12/31/2127

Contract Amount (indicate existing amount, amended amount and new contract total): \$9,100,000.00

<i>Current Contract Amount</i>	<i>Additional Funds</i>	<i>Total Contract Amount</i>
<i>(A)</i>	<i>(B)</i>	<i>(A+B)</i>
\$9,100,000.00	N/A	\$9,100,000.00

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
6/1/2025	31 Months	12/31/2027

Scope of work: Seller will be responsible for developing an approximate 10,000 SF condominium unit on a turnkey basis for occupancy by Denver Public Library, including all improvements, building systems and millwork. Such work does not include Furniture, Fixtures and Equipment.

Was this contractor selected by competitive process? Yes **If not, why not?** N/A

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

Source of funds: RISE Denver GO Bond

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

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

Who are the subcontractors to this contract? N/A

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Date Entered: _____