

## ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by 9 **a.m. Friday**. Contact the Mayor's Legislative team with questions

Date of Request: September 11, 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:** Amends a ground lease with Airport Resort Parking LLC by adding \$225,762.00 for a new total of \$807,091.00 and two years with three one-year options to extend for a new end date of 3-31-2028 to update boilerplate clauses, and bring the terms and conditions of rent payment into alignment with similar airport leases at Denver International Airport, in District 11 (AR5A005/PLANE-202579096-01).

3. **Requesting Agency:** Department of Aviation

### 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: Amy Edinger, SVP Commercial Development	Name: Kevin Forgett, State and Local Legislative Advisor
Email: <a href="mailto:Amy.Edinger@flydenver.com">Amy.Edinger@flydenver.com</a>	Email: <a href="mailto:Kevin.Forgett@flydenver.com">Kevin.Forgett@flydenver.com</a>

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

Airport Resort Parking LLC entered into a 20-year Lease Agreement for developing vacant land into a "car condo" concept at the Denver airport in July 2005. Airport Resort would pave, construct and maintain individual one-story garages to be rented to passengers wishing to store private vehicles for their visits to the Denver and Colorado region. The Lease allowed the tenant and the City to negotiate good faith terms for a five-year extension. This First Amendment is the result of those negotiations and will extend the Lease for two years with the option to extend up to three additional one-year periods. The Amendment also requires payment of ground rent as determined by Airport Rules and Regulations and a Privilege Fee of ten percent (10%) of gross revenues each month. This Amendment updates several sections of the original Lease to become consistent with current laws and policies, many of which have changed in the past twenty years.

This amendment contributes to Growing Our Infrastructure through increased non-aeronautical revenues to the airport by adding the requirement for payment of 10% of the tenant's monthly sales as a privilege fee. Extending the Lease term maintains current level of service to the traveling public.

6. **City Attorney assigned to this request (if applicable):** Debra Overn

7. **City Council District:** District 11

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

*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## Key Contract Terms

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

**Vendor/Contractor Name (including any dba's):** Airport Resort Parking, LLC

**Contract control number (legacy and new):** Legacy: AR5A005; Amendment: 202579096-01

**Location:** Denver International Airport

**Is this a new contract?** ☐ Yes ☒ No **Is this an Amendment?** ☒ Yes ☐ No **If yes, how many?** 1

**Contract Term/Duration (for amended contracts, include existing term dates and amended dates):**

July 2025-January 2006; First Amendment extends to March 31, 2028, with three additional one-year options to extend (final option March 31, 2031).

**Contract Amount (indicate existing amount, amended amount and new contract total):**

<i>Current Contract Amount</i>	<i>Additional Funds</i>	<i>Total Contract Amount</i>
<i>(A)</i>	<i>(B)</i>	<i>(A+B)</i>
\$581,329	\$225,762	\$807,091

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
20 years	two years with three one-year options to extend for	March 31, 2028 with three additional one-year options to extend (final option March 31, 2031).

**Scope of work:** Airport Resort Parking LLC entered into a 20-year Lease Agreement for developing vacant land into a “car condo” concept at the Denver airport in July 2005. Airport Resort would pave, construct and maintain individual one-story garages to be rented to passengers wishing to store private vehicles for their visits to the Denver and Colorado region.

**Was this contractor selected by competitive process?** N/A

**If not, why not?**

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

**Source of funds:** Revenue Agreement

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

**WBE/MBE/DBE commitments (construction, design, Airport concession contracts):** Revenue and real-estate agreements are exempt from the program.

**Who are the subcontractors to this contract?** N/A

---

*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_