

# 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: **11/1/2024**

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 Purchase and Sale Agreement between the City and County of Denver and WoodrowMae Investments, LLC (Seller) of the properties located at 1339 West Cedar Avenue and 1350 West Maple Avenue in Denver, Colorado for \$3,550,000. (FINAN-202476375).

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: <b>Lisa Lumley</b>	Name: <b>Carolina Flores</b>
Email: <b>Lisa.Lumley@denvergov.org</b>	Email: <b>Carolina.Flores@denvergov.org</b>

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

See Executive Summary

6. **City Attorney assigned to this request (if applicable):** Johna Varty

7. **City Council District:** 3

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):**  
Purchase and Sale Agreement

**Vendor/Contractor Name (including any dba's):** WoodrowMae Investments, LLC

**Contract control number (legacy and new):** FINAN-202476375

**Location:** 1339 West Cedar Avenue, Denver, CO

**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):** 11/1/2024 – 2/28/2025

**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>
\$3,550,000	\$0	\$3,550,000

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
11/1/2024 – 2/28/2025	n/a	2/28/2025

**Scope of work:** N/A

**Was this contractor selected by competitive process?** No **If not, why not?** Market driven - limited available properties to meet DPL requirements.

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

**Source of funds:** Denver Public Library SRF (15830)

**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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## Executive Summary

Denver Public Library facilities include 27 locations throughout the City with over 800,000 square feet (SF) of space. Denver Public Library is seeking to establish a centrally located maintenance and operations support facility that can also accommodate storage and secure fleet parking.

The acquisition includes two adjacent parcels in District 3 totaling 52,624 square feet as follows:

1339 West Cedar Avenue – 29,749 SF lot with 17,155 SF building

1350 West Maple Avenue – 22,875 SF fenced lot

This acquisition is aligned with the city’s Vibrant Denver initiative as it relates to improving the maintenance and preservation of historic, public facing facilities throughout the city. Libraries sit at the forefront of every community providing education and services to the public.

The Department of Finance requests approval of the Purchase and Sale Agreement between the City and County of Denver and WoodrowMae Investments, LLC (Seller) of the properties located at 1339 West Cedar Avenue and 1350 West Maple Avenue in Denver, Colorado for \$3,550,000.

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