



DENVER CITY COUNCIL

Business, Arts, Workforce, Climate & Aviation Services Committee

Minutes

Wednesday, November 29, 2023, 1:30 PM

Chair: Chris Hinds, Vice Chair Diana Romero Campbell

Members: Kevin Flynn, Stacie Gilmore, Shontel M. Lewis, Sarah Parady, Jamie Torres

Staff: Melissa Mata

Committee canceled. Consent agenda included.

Consent Items

[23-1831](#) Approves a contract with Westover Corporation doing business as Albireo Energy, for \$2,600,000 and 5 years ending 12-31-2028 to provide monthly maintenance and upgrades to building automation systems, card access systems, and CCTV, citywide. (BOOKS-202369792)

Council Resolution 23-1831 was approved by consent

[23-1849](#) Amends a contract with Linebarger Analytics and Information Services, LLC by \$469,000 for a new total of \$736,000 and two years for a new ending date of 4-11-2026 to continue to provide investigation services and residential rental program identifications, citywide. (EXCIS-202158461-02/EXCIS-202367183-02).

Council Resolution 23-1849 was approved by consent

[23-1852](#) Approves a concession agreement utilizing the Premium Value Concession Award Benefit with A Massage II, Inc., doing business as A Massage, for \$31,125 minimal annual guarantee (MAG) or percentage fee of 8% and a term of 7 years to design, build, manage and lease on Concourse B, Center Core northwest quad, in Council District 11. (PLANE-202369885)

Council Resolution 23-1852 was approved by consent

Minutes
Business, Arts, Workforce, Climate & Aviation Services
Committee
Wednesday, November 29, 2023

[23-1853](#) Approves a concession agreement utilizing the Premium Value Concession Award Benefit with Concessions Colorado, LLC., doing business as Brew Top Social, for minimum annual guarantee (MAG) Waived Year 1, initial MAG to be calculated Year 2 based on 85% of prior year total compensation paid to DEN or percentage fee of 16% F&B / 18% Alcohol and a term of 10 years to design, build, manage and lease on Concourse B, East Regional Jet Facility South, in Council District 11. (PLANE-202369849)

Council Resolution 23-1853 was approved by consent

[23-1854](#) Amends a contract with Fox Rent A Car, Inc. by adding \$139,697 for a new total of \$481,362 to add 5,172 square feet for a new total of 18,164.59 square feet inside the WorldPort warehouse, in Council District 11. No change to contract duration. (PLANE-201314178 / PLANE-202370288)

Council Resolution 23-1854 was approved by consent

[23-1855](#) Approves a concession agreement with Mission Yogurt, LLC., doing business as Beefsteak, for \$382,500 Minimum Annual Guarantee (MAG) or percentage fee of 15% and for a term of 7 years to design, build, and lease on Concourse A in the A-East Subcore 1, in Council District 11. (PLANE-201952020)

Council Resolution 23-1855 was approved by consent

[23-1856](#) Approves a concession agreement with Smarte Carte, Inc., doing business as Smarte Carte, for 5 years to operate and maintain self-service luggage carts within the Terminal and freely available carts in the Federal Inspection Service area, in Council District 11. (PLANE-202367829)

Council Resolution 23-1856 was approved by consent

[23-1857](#) Approves a contract with Saab Colorado, Inc., for \$3,626,000 and 5 years with an ending date 12-31-2028 to provide hardware, software licensing, maintenance, and support services for proprietary Aerobahn airfield management system, in Council district 11. (PLANE-202367594)

Council Resolution 23-1857 was approved by consent

[23-1858](#) Approves a contract with IED Support Services, LLC (IED) for \$648,125 and for a term of 3 years for maintenance and support services for Emergency Communication System equipment and software for DEN's voice paging system, in Council District 11. (PLANE-202263543)

Council Resolution 23-1858 was approved by consent

Minutes
Business, Arts, Workforce, Climate & Aviation Services
Committee
Wednesday, November 29, 2023

[23-1859](#) Approves a concession agreement with MRG Denver, LLC, doing business as Colorado +, for \$588,304.00 Minimal Annual Guarantee (MAG) or percentage fee for Beauty of 8% and Gifts of 14% up to \$1,250,000 then; 16% \$1,250,001 -\$2,500,000 and 18% above \$2,500,001 and for a term of 7 years to build, manage, and lease on Concourse B in the B Center Core northwest quadrant, in Council District 11. (PLANE-201952061)

Council Resolution 23-1859 was approved by consent

[23-1860](#) Approves a contract with Honeywell Building Solutions for \$900,000 and a term of 5 years for support and maintenance of the Honeywell Enterprise Building Integrator (EBI) System to control heating, cooling, and ventilation at Denver International Airport, in Council District 11. (PLANE-202368696-00)

Council Resolution 23-1860 was approved by consent

[23-1861](#) Approves a concession agreement with HFF DEN TWO, LLC, doing business as Santo Northern New Mexico Soul Food, for 404,600.00 Minimal Annual Guarantee (MAG) or percentage fee of 14% up to \$3,000,000 then; 15% \$3,000,000.01 - \$4,000,000.00 then; 16% \$4,000,000.01 - \$5,000,000 then 17% above \$5,000,000.01 and for a term of 7 years to design, build, manage, and lease in Concourse C in the East Subcore1, in Council District 11. (PLANE-201952037)

Council Resolution 23-1861 was approved by consent

[23-1862](#) Approves a concession agreement utilizing the Premium Value Concession Award Benefit with FM Juice Company, LLC, doing business as Fat Sully's Pizza, \$505,538.00 Minimal Annual Guarantee (MAG) or percentage fee of 16%. and a term of 10 years to design, build, manage and lease on Concourse A, Center Core southwest quadrant, in Council District 11. (PLANE-202369794)

Council Resolution 23-1862 was approved by consent

[23-1863](#) Approves a concession agreement utilizing the Premium Value Concession Award Benefit with Stellar DOC1 DCGG DEN, LLC, doing business as Greetings from Colorado, for \$400,000.00 Minimal Annual Guarantee (MAG) or percentage fee of 15.5% and a term of 7 years to design, build, manage and lease on Concourse A, Center Core southeast quadrant, in Council District 11. (PLANE-202369784)

Council Resolution 23-1863 was approved by consent

Minutes
Business, Arts, Workforce, Climate & Aviation Services
Committee
Wednesday, November 29, 2023

[23-1864](#)

Approves a concession agreement utilizing the Premium Value Concession Award Benefit with Skyport Holdings LLC, doing business as Chick-Fil-A, for \$894,413.00 Minimal Annual Guarantee (MAG) or percentage fee of 16% and a term of 10 years to design, build, manage and lease on Concourse A, Center Core southwest quadrant, in Council District 11. (PLANE-202369786)

Council Resolution 23-1864 was approved by consent

[23-1865](#)

Approves a concession agreement utilizing the Premium Value Concession Award Benefit with Denver Concession Group, doing business as Shake Shack, \$894,413.00 Minimal Annual Guarantee (MAG) or percentage fee of 16% Food & Beverage and 18% Alcohol, and a term of 10 years to design, build, manage and lease on Concourse A, Center Core southwest quad, in Council District 11. (PLANE-202369881)

Council Resolution 23-1865 was approved by consent