

1 **BY AUTHORITY**

2 ORDINANCE NO.
3 SERIES OF 2020

COUNCIL BILL NO. 20-1386
COMMITTEE OF REFERENCE:
Finance & Governance

5 **A BILL**

6 **For and ordinance approving proposed Amendments to approximately Leases,**
7 **Licenses and Concession Agreements in response to the COVID-19 health**
8 **crisis, to be negotiated by the Director of Real Estate to provide relief for the**
9 **tenants.**

10 **WHEREAS**, the Mayor declared a state of local disaster emergency on March 12, 2020,
11 pursuant to C.R.S. 24-33.5-701, et seq. ("City Emergency Declaration"), due to the spread of COVID-
12 19, as may be amended, the Governor of the State of Colorado declared a Disaster Emergency (D
13 2020 003) dated March 11, 2020, as may be amended, on the same basis, and the President of the
14 United States issued a Declaration of Emergency on March 13, 2020, due to the COVID-19 crisis
15 ("Nationwide Emergency Declaration"); and

16 **WHEREAS**, the City Council, pursuant to Proclamation No. 20-0350 passed on April 13,
17 2020, urged and supported a moratorium on rent because many people are unable to pay as a result
18 of repercussions from the COVID-19 crisis ("Proclamation");

19 **WHEREAS**, the City has entered into seven (7) commercial leases, licenses and concession
20 agreements ("Leases") in which the City is the owner of the premises to lessees, licensees and
21 concessionaires ("Tenants");

22 **WHEREAS**, the City desires to give the Director of Real Estate ("Director") the authority to
23 negotiate amended Leases with the City's Tenants; and

24 **WHEREAS**, in accordance with the Proclamation, City Council desires to give the City's
25 Tenants relief from rent payments due to the City.

26 **BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

27 **Section 1.** The Lease amendments may modify payment of rent for a period of up to three
28 months, in addition to monthly payments modified in Ordinances No. 20-0388 and No. 20-0665,
29 Series of 2020, for a total of nine months, to allow Tenants relief from the COVID-19 crisis, as long
30 as such Tenants are and remain current on all other terms of the Lease, agree to extend the Lease
31 for the number of months for which rent is delayed, rescheduled, modified or deferred.

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COMMITTEE APPROVAL DATE: December 1, 2020 by Consent

MAYOR-COUNCIL DATE: December 8, 2020 by Consent

PASSED BY THE COUNCIL: _____
December 21, 2020

Paul Gilman - PRESIDENT

APPROVED: DSM - MAYOR _____ Dec 22, 2020

ATTEST: _____ - CLERK AND RECORDER,
EX-OFFICIO CLERK OF THE
CITY AND COUNTY OF DENVER

NOTICE PUBLISHED IN THE DAILY JOURNAL: _____; _____

PREPARED BY: Gabrielle S. Corica, Assistant City Attorney DATE: December 10, 2020

Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of the City Attorney. We find no irregularity as to form and have no legal objection to the proposed ordinance. The proposed ordinance is submitted to the City Council for approval pursuant to § 3.2.6 of the Charter.

Kristin M. Bronson, Denver City Attorney

BY: Kristin J. Crawford, Assistant City Attorney DATE: Dec 9, 2020