

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to the Mayor’s Legislative Team

at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by **11 a.m. Monday**. Contact the Mayor’s Legislative team with questions

Date of Request: 3/23/2023

Please mark one:  Bill Request or  Resolution Request

**1. Type of Request:**

- Contract/Grant Agreement     Intergovernmental Agreement (IGA)     Rezoning/Text Amendment
- Dedication/Vacation     Appropriation/Supplemental     DRMC Change
- Other:

**2. Title:** Approves a 99-year lease of approximately 97 acres at DEN’s Second Creek Campus commercial district to Swire Infrastructure Inc, a subsidiary of Swire Coca-Cola USA, for the construction and operation of a manufacturing, bottling, and distribution facility.

**3. Requesting Agency:** Denver International Airport

**4. Contact Person:**

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Ken Cope	Name: Carolina Flores
Email: Ken.Cope@flydenver.com	Email: Carolina.Flores@flydenver.com

**5. General description or background of proposed request. Attach executive summary if more space is needed:** Swire will lease 97 acres east of Tower Rd and north of Peña Blvd in DEN’s Second Creek Campus District to build and operate a manufacturing and distribution facility. The campus at DEN will replace an existing production center on York Street and a sales center on East 40th Ave with 1,120,000 square feet of new construction. Swire anticipates investing \$350-500 million dollars in the project and adding up to 200 new jobs to the current 700 FTEs across existing facilities. The Tenant and DEN will build out infrastructure to enable the development of the land, with DEN contributing up to \$10,000,000 for enabling infrastructure work at DEN’s 2nd Creek Campus District. DEN will also grant Swire a right of first refusal (ROFR) to lease approximately 30 acres further east. Swire and DEN will build out infrastructure to enable the development of the land.

Swire is a franchisee of Coca-Cola operating 6 production facilities and 45 sales centers across 13 states in the western USA. In Colorado, Swire operates 8 facilities that employ 1,250 people. Corporate practices emphasize diversity, equity and inclusion, women’s empowerment, and youth development. Swire sustainability initiatives have clear metrics for climate protection, sustainable packaging and recovery, and water stewardship.

**6. City Attorney assigned to this request (if applicable):** David Steinberger

**7. City Council District:** 11

**8. \*\*For all contracts, fill out and submit the 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): Lease of Real Property

**Vendor/Contractor Name:** Swire Infrastructure Inc, a subsidiary of Swire Coca-Cola USA

**Contract control number:** PLANE-202367353

**Location:** Denver International Airport

**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):** 75-year ground lease with up to three options to extend the lease by eight years each (total 99 years if all options exercised)

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

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
\$270,746,841	N/A	\$270,746,841

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
75-year ground lease with up to three options to extend the lease by eight years each (total 99 years if all options exercised)	N/A	N/A

**Scope of work:** Lease for the construction and operation of a manufacturing, bottling, and distribution facility.

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

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

**Source of funds:** Revenue

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

**WBE/MBE/DBE commitments (construction, design, Airport concession contracts):** TBD

**Who are the subcontractors to this contract?** TBD.

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