

DEDO ORDINANCE/RESOLUTION REQUEST

Date of Request: 8/24/20

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 contract with DCG West 1, LLC whereby the city establishes a revenue return agreement based on the future sales tax revenue generated by the retail anchor of a new development in Montbello, with the project receiving a return of 50% of the general fund portion of sales tax revenue up to \$9.5M.

3. Requesting Agency: Denver Economic Development & Opportunity (DEDO)

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Deborah Cameron	Name: Susan Liehe 720-480-3481 (m)
Email: deborah.cameron@denvergov.org	Email: susan.liehe@denvergov.org

5. General a text description or background of the proposed request, if not included as an executive summary.

See Executive Summary

6. City Attorney assigned to this request (if applicable): Brian Martin

7. City Council District: 11

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$600K; IGA/Grant Agreement, Sale or Lease of Real Property):
Professional Services

Vendor/Contractor Name DCG West 1, LLC

Contract control number: OEDEV-20205552

Location: DCG West LLC c/o /o C.P. Bedrock LLC, 610 W. 26th Street, Suite 910, New York, NY, 10001

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):

The contract term would begin at the date of contract execution, currently expected to be prior to September 30, 2020, and extend for approximately 15 years, expected to be around September 1, 2035.

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

<i>Current Contract Amount (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (A+B)</i>
\$9,500,000		

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
Contract execution (Estimated to be on or before 9/30/2020) – 9/1/2035		

Scope of work: *See Executive Summary for program elements.*

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

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

Source of funds: This contract establishes a sales tax return agreement based on total sales tax revenue.

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

WBE/MBE/DBE commitments (construction, design, DEN concession contracts): N/A

Who are the subcontractors to this contract? N/A

EXECUTIVE SUMMARY

This proposed community-supported project provides new economic development opportunities for Denver residents. As a source of sales tax and property tax revenue as well as strong-wage jobs and a wide array of retail options including fresh food, the project overall will bring significant benefits to Denver residents and particularly to the residents of the Far Northeast.

The development is expected to commence in 2022-23.

This contract establishes a revenue return agreement based on the future sales tax revenue generated by the project. The project will receive a return of 50% of the general fund portion of sales tax revenue up to \$9.5M.