



**DENVER**  
THE MILE HIGH CITY

# **Proposed Acquisition of Tooley Hall Located at 4280 Kearney Street**

**Items FINAN 2019-52877 and CB19-1341**

FOR CITY SERVICES VISIT | CALL  
**DenverGov.org** | **311**

**December 10th, 2019**

- **Purpose:**
  - In partnership with the Department of Safety, the Division of Real Estate is advancing a Purchase and Sale Agreement for \$1,300,000 to acquire a property located as 4280 Kearney Street, known as Tooley Hall.

- As contracts for the current community corrections facility providers wind down, the city is working to identify potential community corrections sites.
- Zoning specifications and land use restrictions around community corrections facilities limit the number of locations and facilities we can consider for this purpose.
- Tooley Hall is currently zoned and in use as a community corrections site. Acquiring this facility will allow the city to secure it for this continued use and seek a new provider for community correction services.

# 4280 KEARNEY STREET- SITE



# Acquisition Opportunity

**City Council District:** 9

**Building Size:** 11,352 SF

**Lot Size:** 24,896 SF

**Purchase Price:** \$1,300,000

**Funding Source:** General  
Fund Supplemental

**Zoning:** I-B

**Existing Use:** Community  
Corrections



- During the due diligence period, the City will engage a contractor to perform a facility assessment of the building to understand what, if any, building improvements are required.



- The City will purchase the facility from Community Education Centers, Inc. in the amount of \$1,300,000.
- Funding for the acquisition will be provided through a General Fund Supplemental.

<b>Total Original Contingency</b>	<b>\$28,684,000</b>
<b>Supplementals Approved to Date</b>	
HRCP – Legal Defense Fund (CB19-0902)	\$150,000
City Council Surplus Transfer (CB19-0372)	\$370,803
Day Shelter (CB19-0900)	\$1,000,000
Legal Settlement (CB19-0869)	\$1,550,000
Crossroads Shelter (CB19-0856)	\$3,700,000
Yearend - Multi Agency Needs (CB19-1049)	\$1,703,635
Legal Settlement (CB19-1039)	\$975,000
<b>Total Supplementals Approved to Date</b>	<b>\$9,449,438</b>
<b>Available Contingency</b>	<b>\$19,234,562</b>
<i>Pending Supplemental Requests</i>	
Yearend Supplementals (CB19-1240)	\$6,196,000
DERP supplemental (CB19-1272)	\$4,772,435
Tooley Hall (CB19-1341)	\$1,300,000
<b>Available Contingency if all approved</b>	<b>\$6,966,127</b>

# REQUEST FOR APPROVAL

- The Division of Real Estate and the Budget and Management Office requests City Council approval of two action items:
  - FINAN 2019-52877: Approves a Purchase and Sale Agreement with Community Education Centers, Inc. for \$1,300,000 to acquire Tooley Hall located at 4280 Kearney Street and address the City's critical need for a community corrections facility.
  - CB19-1341: Approves a supplemental appropriation of \$1,300,000 from General Fund Contingency and a transfer into a capital improvement fund.