

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: 9/19/2025

Please mark one: ☐ Bill Request or ☒ Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

☐ Yes ☒ No

1. Type of Request:

☒ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment

☐ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change

☐ Other:

2. **Title:** Approves the Purchase and Sale Agreement with GSZ, LLC., Great Falls Family limited partnership, LLLP, Tremont Lewin Properties, LLC, and Ruth Ann West for \$2,500,000.00 with an end date of 3-31-2026 for the property located at 1460 and 1480 Tremont Place to support an affordable housing development project in the Central Business District, in Council District 10 (FINAN-202581426).

3. **Requesting Agency:** Department of Finance/Real Estate

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Lisa Lumley	Name: Carolina Flores
Email: Lisa.Lumley@denvergov.org	Email: Carolina.Flores@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

Requests approval of a Purchase and Sale Agreement with GSZ, LLC., Great Falls Family limited partnership, LLLP, Tremont Lewin Properties, LLC, and Ruth Ann West. The purchase price of the property is \$2,500,000.00, excluding closing costs and other incidental costs estimated at approximately \$25,000.00.

6. **City Attorney assigned to this request (if applicable):** Jim Owens

7. **City Council District:** Council District 10

8. ****For all contracts, fill out and submit 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): Purchase and Sale Agreement

Vendor/Contractor Name (including any dba's): GSZ, LLC., Great Falls Family limited partnership, LLLP, Tremont Lewin Properties, LLC, and Ruth Ann West

Contract control number (legacy and new): FINAN-202581426-00

Location: 1460 and 1480 Tremont Place, Denver, Colorado

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): 9/15/2025-3/31/2026

Contract Amount (indicate existing amount, amended amount and new contract total): \$2,500,000.00

<i>Current Contract Amount</i>	<i>Additional Funds</i>	<i>Total Contract Amount</i>
<i>(A)</i>	<i>(B)</i>	<i>(A+B)</i>
\$2,525,000.00	N/A	\$2,525,000.00

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
9/15/2025	N/A	3/31/2026

Scope of work: Acquisition of 1460 and 1480 Tremont Place to support an affordable housing development project in the Central Business District.

Was this contractor selected by competitive process? No

If not, why not? N/A

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

Source of funds: CIP Contingency

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

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

Who are the subcontractors to this contract? N/A

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Resolution/Bill Number: _____

Date Entered: _____