

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at [MileHighOrdinance@DenverGov.org](mailto: MileHighOrdinance@DenverGov.org) by **9 a.m. Friday**. Contact the Mayor's Legislative team with questions

Date of Request: October 6, 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: Lease Agreement

2. Title: (Start with *approves, amends, dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Approves a Lease Agreement by and between the City and County of Denver as the Lessee and 4040 Quebec LLC as the Lessor for 4040 Quebec Street.

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: Lisa Lumley
Email: Lisa.Lumley@denvergov.org	Email: Lisa.Lumley@denvergov.org

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

The City and County of Denver requests to lease 4040 Quebec Street, an ~174,556 square foot hotel containing 300 rooms situated on approximately 4.91 acres of land located off of Quebec Street, from 4040 Quebec LLC. The LLC membership consists of Rocky Mountain Communities and Urban Land Conservancy who are both partnering on the acquisition of this hotel to help meet the goals of the House 1000 Homelessness Initiative. In addition to 300 rooms, including 7 accessible rooms, the hotel consists of a restaurant and two ballrooms, the latter of which can be used for congregate cold weather sheltering.

The lease is a master lease for a one year term plus a three month extension with a monthly rent of \$83,333.33. The term of the lease will begin on the day the Lessor acquires the property which CCD anticipates to occur in early November. As the Lessee, CCD will be responsible for all day-to-day utility, operations, and maintenance of the hotel.

During the term of the lease, CCD may exercise an option to purchase the hotel. That option agreement is being filed as a companion request to this request for the lease.

6. City Attorney assigned to this request (if applicable): Brad Beck

7. City Council District: 8

8. ****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

Key Contract Terms

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Type of Contract: Lease

Vendor/Contractor Name (including any dba's): 4040 Quebec LLC

Contract control number (legacy and new): FINAN-202370700

Location: 4040 Quebec Street, CO 80216

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): 15 months

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)
\$83,333.33/month		\$1,250,000

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
Approximately Nov 1, 2023 – January 31, 2025		Approximately Nov 1, 2023 – January 31, 2025

Scope of work: Lease Agreement by and between the City and County of Denver as the Lessee and 4040 Quebec LLC as the Lessor for 4040 Quebec Street.

Was this contractor selected by competitive process? No

If not, why not?

Hotel was selected based upon availability and specific features including number of rooms, conference rooms, limit improvements required and site layout.

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

Source of funds: ARPA funds and application to the State ARPA funds grant

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

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

Who are the subcontractors to this contract?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____