



DEN REAL ESTATE: ALLIED WASTE SYSTEMS PROPERTY EXCHANGE

10/23/2024

JIM STARLING, EXECUTIVE VICE PRESIDENT, CHIEF
CONSTRUCTION AND INFRASTRUCTURE OFFICER
DENVER INTERNATIONAL AIRPORT

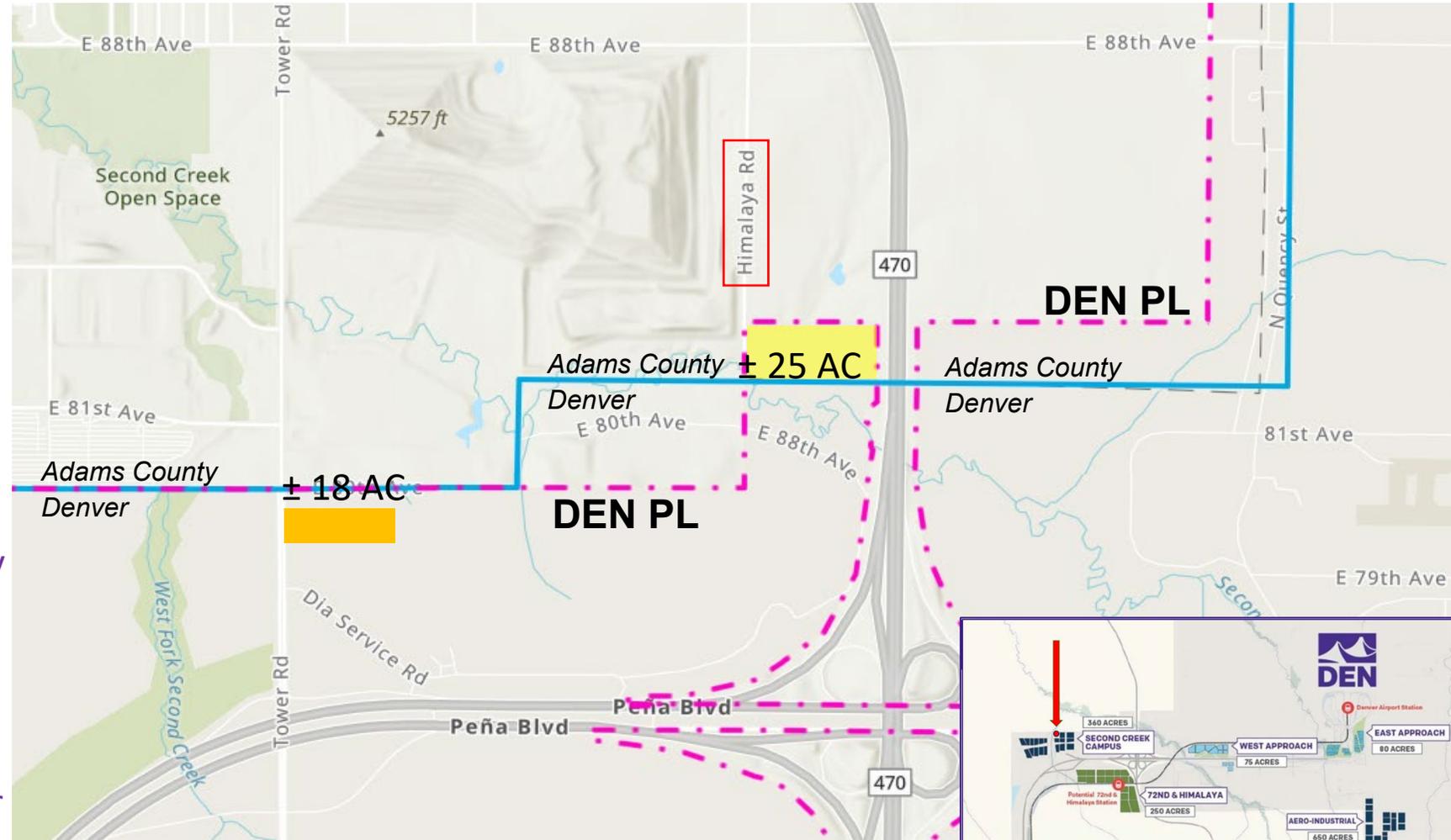
KEN COPE, SENIOR VICE PRESIDENT OF REAL ESTATE

Approval of contract with Contractor, contract number PLANE-202475538

- Amount: \$0 - Real Property Exchange
- Purpose: To approve a contract with Allied Waste Systems of Colorado LLC (Allied) to exchange ownership of an approximately 18 acre parcel of land in Commerce City at Tower Road owned by Allied with a 25.33 acre parcel in Adams County west of E470 owned by Denver's Department of Aviation (DEN).
- Vision 100 - Growing our Infrastructure: Not only does the parcel exchange resolve an access issue, exchanging a remote parcel for one in a rapidly developing corridor will accelerate growth of DEN's 2nd Creek Campus commercial district. Successful and expanding commercial development increases non-aeronautical revenue, which in turn increases DEN's financial resilience.

CONTRACT OVERVIEW

- Allied sought to vacate existing right of way (ROW) for Himalaya Street that serves a DEN parcel west of E470.
- To allow the ROW vacation, DEN and Allied negotiated an exchange agreement whereby Allied would acquire the landlocked DEN parcel in exchange for a parcel owned by Allied.
- The parcel DEN will acquire from Allied fronts Tower Road and is contiguous to land under development in DEN's 2nd Creek Campus District.

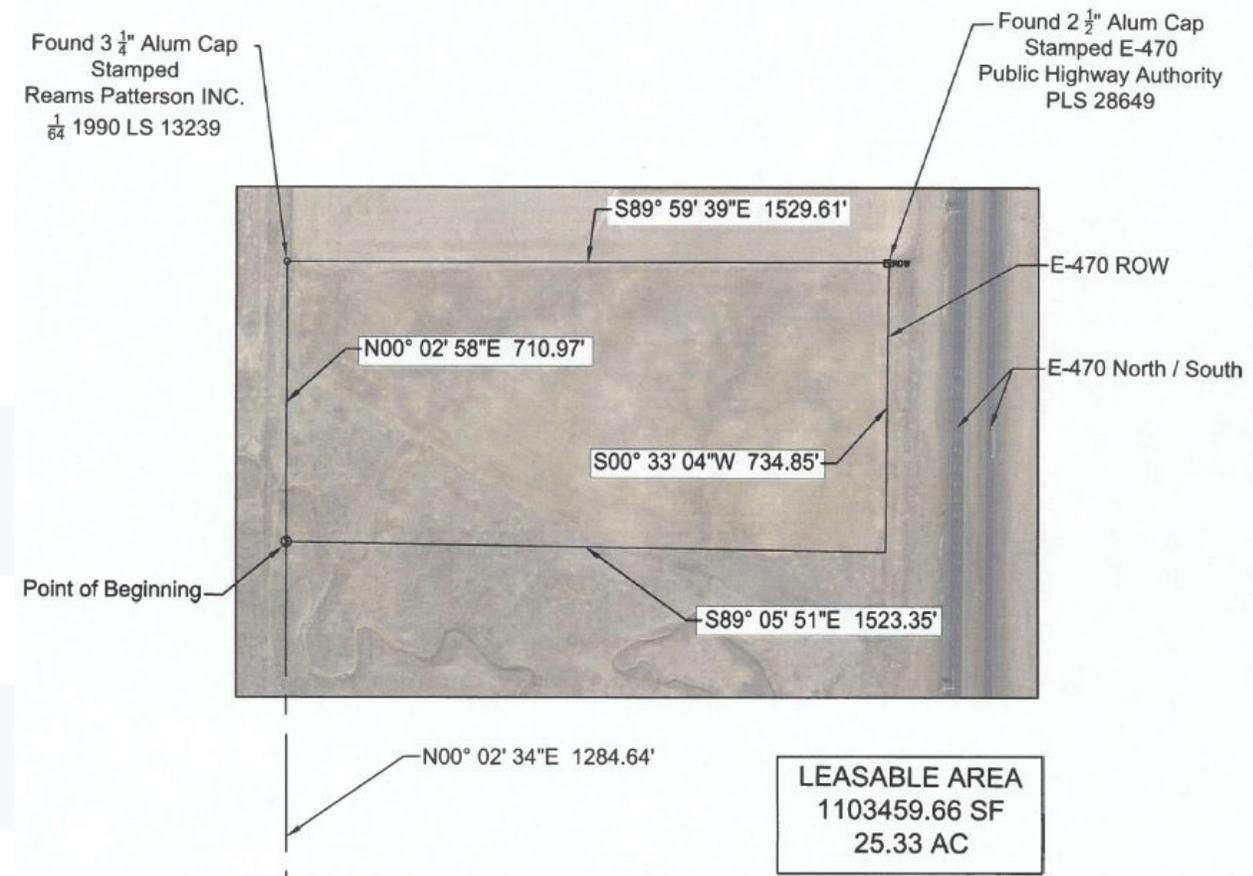


CONTRACT OVERVIEW



- DEN parcel to be exchanged consists of 25.33 acres located in Adams County
- A 3rd party appraisal assigned value to each parcel. The value of DEN's 25.33 acres is equivalent to \pm 18 acres of the Allied parcel at Tower Rd.
 - Prior to closing, the Allied parcel will be subdivided into a new parcel to be transferred to DEN based on the assessed fair market value of each parcel. No money will be exchanged between parties
- If the property exchange doesn't close for any reason, Allied will grant DEN an easement through their property to access the DEN parcel

Legal Description of DEN Parcel at E470



- The City of Commerce City required DEN's approval before considering the vacation of Himalaya ROW.
- DEN is coordinating with both Adams County and the City of Commerce City on the proposed property exchange.

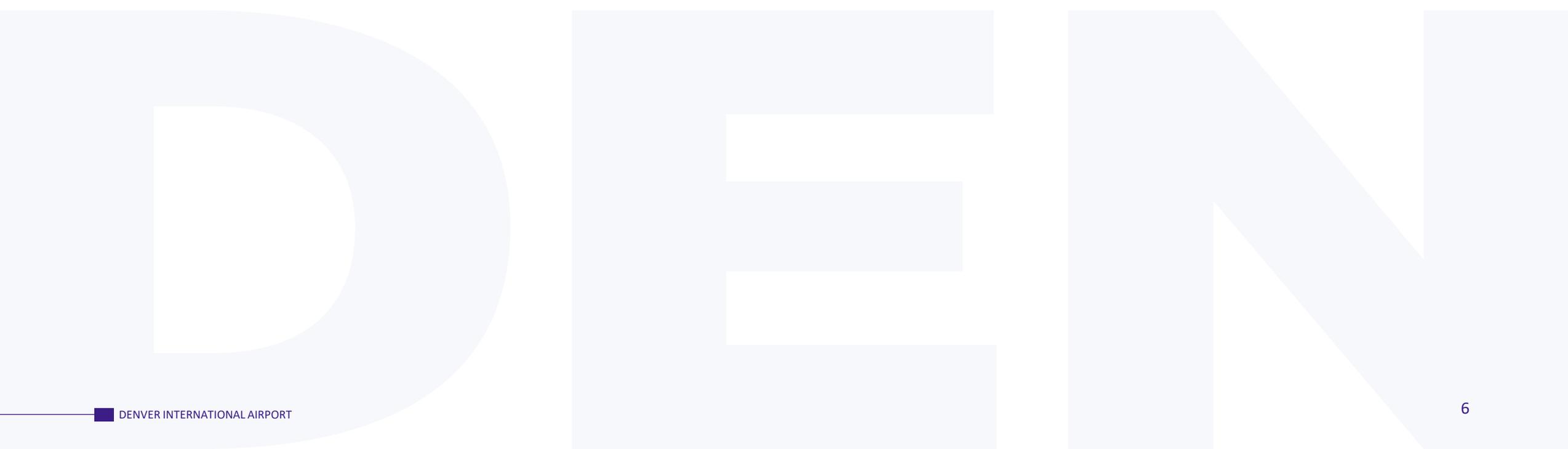


CONTRACT SELECTION PROCESS



Cooperative Procurement: This cooperative agreement meets the requirements of Executive Order 8 and 8B and is allowable pursuant to the General Services Purchasing Procurement Policy and Procedure Manual (see Section 20-64.5).

This selection process is the result of a mutually beneficial negotiation between adjacent landowners – DEN and Allied Waste.



CONTRACTOR OVERVIEW



Republic Services, Inc. and Allied Waste Industries, Inc. merged on December 5, 2008, to form Republic Services, Inc. The combined company is based in Phoenix, Arizona.

Republic Services offers waste collection, transfer, disposal, recycling, and energy services. Allied Waste offers waste collection, transfer, disposal, and recycling services. Allied Waste Systems of Colorado LLC operates the landfill north of DEN at Tower Rd and 88th Ave.

- The parcel to be acquired by DEN fronts Tower Road and is contiguous to land under development in DEN's 2nd Creek Campus District. The acreage will benefit current development planning at 2nd Creek Campus and also leverage infrastructure investment in the area.
- The agreement benefits both parties, as it allows Allied to realize its operational goals while also giving DEN a more developable parcel. The opportunity to exchange relatively remote property for another property on a rapidly developing corridor will create revenue for DEN sooner than otherwise expected.

- DEN seeks approval for this contract with Allied Waste Services to exchange ownership of an approximately 18 acre parcel of land in Commerce City at Tower Rd owned by Allied, with a 25.33 acre parcel in Adams County west of E470 owned by DEN.
- This critical contract will deliver a strategically and financially valuable parcel of land to DEN in exchange for a more remote parcel of land that is of less strategic value to DEN and accelerate growth of DEN's 2nd Creek Campus commercial district. Successful and expanding commercial development increases non-aeronautical revenue, which in turn increases the City's financial resilience.

THANK YOU & QUESTIONS?

