

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: October 2, 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:** Amends a lease with BL Holdings, LLC by adding \$3,084,900 for a new total of \$13,175,000 for a 10-year lease term with a purchase option of an approximately 43k square foot office building for the Department of Aviation employees located at 4347 Airport Way, Denver, Colorado. No change to duration, in Council District 11 (PLANE-202577720/PLANE-202579990-01).

3. **Requesting Agency:** Department of Aviation

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: Ken Cope, SVP of Real Estate Development	Name: Kevin Forgett, State and Local Legislative Advisor
Email: Ken.Cope@flydenver.com	Email: Kevin.Forgett@flydenver.com

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

This request is for an amendment to the lease agreement between BL Holdings, LLC, and Denver International Airport (DEN) to increase the contract amount allocated to tenant finishes to include complete build out of all finished employee workspace. The original contract amount was based on pre-design estimates. The new contract amount incorporates full design and firm cost from the contractor, pursuant to DEN's workspace needs. This aligns with Vision 100 both through Empowering Our People and Growing Our Infrastructure through building adequate workspace for our growing workforce.

6. **City Attorney assigned to this request (if applicable):** Jacob Garner

7. **City Council District:** 11

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: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property): Lease of Real Property

Vendor/Contractor Name (including any dba’s): BL Holdings, LLC

Contract control number (legacy and new): PLANE-202577720 (Legacy) PLANE-202579990-01 (Amendment)

Location: Denver International Airport

Is this a new contract? ☐ Yes ☒ No Is this an Amendment? ☒ Yes ☐ No If yes, how many? 1

Contract Term/Duration (for amended contracts, include existing term dates and amended dates): 10 years

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

<i>Current Contract Amount</i>	<i>Additional Funds</i>	<i>Total Contract Amount</i>
<i>(A)</i>	<i>(B)</i>	<i>(A+B)</i>
\$10,090,100	\$3,084,900	\$13,175,000

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
10 years	N/A	10 years

Scope of work:

Amend a lease with a 10-year term and purchase option for an approximately 43k square foot office building for the Department of Aviation employees located at 4347 Airport Way, Denver, Colorado. As amended, maximum spend over term of lease or under purchase option is \$13,175,000.

Was this contractor selected by competitive process? No If not, why not? Acquisition of interests in real property through purchase or lease is expressly exempt from XO8 pursuant to Memo 8B.

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

Source of funds: Operations and Maintenance (O&M), Capital improvement Plan (CIP)

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