

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to the Mayor’s Legislative Team  
at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by **3:00pm on Monday**.

*\*All fields must be completed.\*  
Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: 3/15/12

Please mark one:  Bill Request or  Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes  No

If yes, please explain:

2. **Title:** *(Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: grant acceptance, contract execution, amendment, municipal code change, supplemental request, etc.)*

Pizza Republica, LLC Lease at 14<sup>th</sup> and Champa Street in the CCC.

3. **Requesting Agency:** Arts & Venues Denver

4. **Contact Person:** *(With actual knowledge of proposed ordinance/resolution.)*

- **Name:** Colin Lewis
- **Phone:** 720-865-4233
- **Email:** colin.lewis@denvergov.org

5. **Contact Person:** *(With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)*

- **Name:** Colin Lewis
- **Phone:** 720-865-4233
- **Email:** colin.lewis@denvergov.org

6. **General description of proposed ordinance including contract scope of work if applicable:**

Pizza Republica, LLC (PR) will build out and lease currently unused and unfinished space in the Colorado Convention Center (CCC) property located on the corner of 14<sup>th</sup> and Champa (890 14<sup>th</sup> Street in CCD #8). PR intends to lease approximately 5,062 square feet of interior space and 4,000 square feet of exterior patio space which it will build out as a restaurant. Arts & Venues Denver will contribute \$100.00 per square foot for the tenant finish in return for a ten year base rental total payment of \$1,413,985, an average of \$27.93 per square foot per year over the ten year lease term. In addition, PR will pay 2.5% of gross annual sales over \$2.2M. Rent is anticipated to accrue during the fourth quarter of 2012, 150 days after construction commences or is completed, whichever is sooner.

This project will be supervised by SMG, the manager of the CCC, and meet all City prevailing wage and building ordinances. SMG, in consultation with Unique Partners, solicited offers over a 20 month period and this proposal is the result of that process. Property will generate additional revenue to operate the CCC, create over 75 jobs downtown with a total payroll over \$600,000, and create a new amenity for convention visitors and other patrons in the Theatre District on the newly completed 14<sup>th</sup> street corridor.

*\*\*Please complete the following fields: (Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field.)*

a. **Contract Control Number:** THTRS-201102738-00

*To be completed by Mayor’s Legislative Team:*

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

- b. **Duration:** 10 years
- c. **Location:** 890 14th Street
- d. **Affected Council District:** #8
- e. **Benefits:** Additional revenue to the Colo Convention Center to offset the General Fund Transfer
- f. **Costs:** \$506,200 – already appropriated in Fund 39010 –CIP project # GJ80709\_02 CCC Interior Improvements

7. **Is there any controversy surrounding this ordinance?** (*Groups or individuals who may have concerns about it?*) **Please explain.**

None that we know of.

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*To be completed by Mayor's Legislative Team:*

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## EXECUTIVE SUMMARY

Arts & Venues Denver (AVD) and Pizza Republica, LLC (PR) will partner to build out and lease currently unused and unfinished space in the Colorado Convention Center (CCC) property located on the corner of 14<sup>th</sup> and Champa (890 14<sup>th</sup> Street in CCD #8). PR intends to lease approximately 5,062 square feet of interior space and 4,000 square feet of exterior patio space which it will build out as a restaurant.

This property is located in Council District 8. City will have the advantage of an outside party building out currently unused property under the supervision of SMG, the manager of the CCC. SMG, in consultation with Unique Partners, solicited offers over a 20 month period and this proposal is the result of that process. Property will generate additional revenue to operate the CCC, create over 25 jobs downtown, and create a new amenity for convention visitors and other patrons in the Theatre District on the newly completed 14<sup>th</sup> street corridor.

The actual lease term will commence during Q2 2012 after construction on tenant improvements and end ten years following initial occupancy, with two additional five year options to renew. Arts & Venues Denver will contribute \$100.00 per square foot for the tenant finish in return for a ten year base rental total payment of \$1,384,454, an average of \$27.34 per square foot per year over the ten year lease term. In addition, PR will pay 2.5% of gross annual sales over \$2.2M. Rent is anticipated to accrue during the second quarter of 2012, 150 days after construction commences or is completed, whichever is sooner.

AVD will reimburse the Lessee upon satisfactory completion of tenant improvements and receipt of a certificate of occupancy. The project funding is appropriated as part of the Agency CIP program.

SMG will ensure construction complies with all federal, state, and local requirements, including all permits and approvals required by the City, and prevailing wage. Lessee is also responsible for interior maintenance of the site and must pay prevailing wages for janitorial services.

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Date Entered: \_\_\_\_\_