

**BY AUTHORITY**

1  
2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2022

COUNCIL BILL NO. CB21-1537  
COMMITTEE OF REFERENCE:  
Finance & Governance

**A BILL**

**Approving proposed Amendments to Lease Agreements with Dazbog Denver Bldg. LLC and Pizza Republica II, LLC in response to the COVID-19 health crisis, to be negotiated by the Director of Real Estate and provide relief for the tenant.**

9 **WHEREAS**, the Mayor declared a state of local disaster emergency on March 12, 2020,  
10 pursuant to C.R.S. 24-33.5-701, et seq. ("City Emergency Declaration"), due to the spread of COVID-  
11 19, as may be amended, the Governor of the State of Colorado declared a Disaster Emergency (D  
12 2020 003) dated March 11, 2020, as may be amended, on the same basis, and the President of the  
13 United States issued a Declaration of Emergency on March 13, 2020, due to the COVID-19 crisis  
14 ("Nationwide Emergency Declaration"); and

15 **WHEREAS**, the City Council, pursuant to Proclamation No. 20-0350 passed on April 13,  
16 2020, urged and supported a moratorium on rent because many people are unable to pay as a result  
17 of repercussions from the COVID-19 crisis ("Proclamation");

18 **WHEREAS**, the City has entered into commercial leases, licenses and concession  
19 agreements ("Leases") in which the City is the owner of the premises to lessees, licensees and  
20 concessionaires ("Tenant");

21 **WHEREAS**, the City desires to give the Director of Real Estate ("Director") the authority to  
22 negotiate amended Leases with the City's Tenants; and

23 **WHEREAS**, in accordance with the Proclamation, City Council desires to give the City's  
24 Tenants relief from rent payments due to the City.

**BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

25 **Section 1.** The Lease amendments authorize the Division of Real Estate to negotiate and  
26 amend commercial leases with Dazbog Denver Bldg. LLC, and Pizza Republica II, LLC, in City-  
27 owned buildings to provide five (5) additional months and four (4) additional months, respectively,  
28 of rent relief, in addition to monthly payments modified in Ordinances No. 20-0388, No. 20-0665, and  
29 No. 20-1386, Series of 2020, 21-0219, Series of 2021, altogether totaling twenty-one (21) months ,  
30 to allow Tenant relief from the COVID-19 crisis, as long as such Tenant is and remains current on  
31

1 all other terms of the Lease, agree to extend the Lease for the number of months for which rent is  
2 delayed, rescheduled, modified or deferred.

3

4 COMMITTEE APPROVAL DATE: December 21, 2021 by Consent

5 MAYOR-COUNCIL DATE: December 28, 2021 by Consent

6 PASSED BY THE COUNCIL: \_\_\_\_\_

7 \_\_\_\_\_ - PRESIDENT

8 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

9 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
10 EX-OFFICIO CLERK OF THE  
11 CITY AND COUNTY OF DENVER  
12

13 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_; \_\_\_\_\_

14 PREPARED BY: Gabrielle S. Corica, Assistant City Attorney DATE: December 30, 2021

15 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the  
16 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
17 ordinance. The proposed ordinance is submitted to the City Council for approval pursuant to § 3.2.6  
18 of the Charter.  
19

20 Kristin M. Bronson, Denver City Attorney

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22 BY: *Troy C Bratton*  
Troy C Bratton (Dec 29, 2021 15:22 MST), Assistant City Attorney

DATE: Dec 29, 2021