

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at MileHighOrdinance@DenverGov.org by **11 a.m. Friday**. Contact the Mayor's Legislative team with questions

Please mark one:

☐ Bill Request

or

☒ Resolution Request

Date of Request: 7-15-26

1. Type of Request:

☒ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment

☐ Dedication/Vacation

☐ Appropriation/Supplemental

☐ DRMC Change

☐ Other:

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 performance loan contract with Zion Senior and Community Resource Center, Inc for \$695,000.00 with an end date of 9-30-2046 to renovate the building located at 5151 E 33rd Ave Denver, CO 80207 for the use of a community service facility, in, Council District 8 (OEDEV-202684218).

3. **Requesting Agency:** Denver Economic Development & Opportunity

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: Samantha Kirchner	Name: Martin Gonzalez
Email: samantha.kirchner@denvergov.org	Email: martin.gonzalez1@denvergov.org

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

Please see Executive Summary below.

6. **City Attorney assigned to this request (if applicable):** Brian Martin

7. **City Council District:** District 8

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

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

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

> \$500K PF&I -Performance Loan Agreement

Vendor/Contractor Name (including any dba's): Zion Senior and Community Resource Center, Inc.

Contract control number (legacy and new): OEDEV-202684218-00

Location: 5151 E. 33rd Avenue Denver, Co 80207

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):

September 30, 2026 – September 30, 2046

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>
\$695,000.00	N/A	\$695,000.00

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
09/30/2026-09/30/2046	N/A	N/A

Scope of work:

The purpose of this contract agreement is to provide a Community Development Block Grant for \$695,000.00 through Denver Economic Development and Opportunity (DEDO). These funds will be provided to *Zion Senior & Community Resource Center, Inc.* to finance the improvements of the real property located at 5151 E 33rd Avenue, Denver, CO 80207.

This facility in the Northeast Parkhill Neighborhood will be renovated to continue operating as a Senior and Community Resource Center and will be called *Zion Senior & Community Resource Center*.

A Promissory Note and a Deed of Trust on 5151 E 33rd Avenue, Denver, CO 80207 real property will secure the performance-based loan

Was this contractor selected by competitive process? No

If not, why not? Public Facilities & Improvements

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

Source of funds: Community Development Block Grant (CDBG)

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

EXECUTIVE SUMMARY

Zion Senior and Community Resource Center, Inc., a 501(c)(3) organization, has requested \$695,000.00 from the Department of Economic Opportunity and Development (DEDO) to support the renovation of Zion Senior and Community Resource Center located at 5151 E 33rd Ave, in Denver's Northeast Parkhill neighborhood. This proposed project will focus on the rehabilitation of the structure to expand the services currently offered at Zions Senior and Community Resource Center.

The nonprofit's vision for the space, is to renovate the building located at 5151 E 33rd Ave, a building that holds deep historical significance for Denver's communities. The property was built by [Zion Baptist Church](#), which was founded in 1865 by formerly enslaved people. It is the oldest Black congregation in the Mountain West.

The renovations will support the historical vision by ensuring a safe, inviting, and fully ADA compliant space to serve the community that will build economic strength and foster the expansion of the community center by offering extensive wrap-around services.

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The community center will expand their current programing for a broad range of programs and services, which are included but not limited to:

- Food Bank-Offering food security for all in need
- HEAP- Healthy Aging and Exercise program
- The Learning & Growing with King's Kids-Program open to the community to support the wellbeing of children and young adults

This city investment would be made from Community Development Block Grant (CDBG) funds from the U.S. Department of Housing & Urban Development (HUD). The city's participation would constitute 100% of the project's total costs, as demonstrated by this capital stack (sources and uses).

Sources	Total	Total Project Uses	Total
CDBG (through DEDO)	\$695,000	Direct Construction Costs	\$637,336
		Indirect Costs	\$5,271
		Insurance	\$6,439
		Profesional Services	\$37,638
		Direct Costs Excluded from MTDC total	\$8,316
Total	\$695,000	Total	\$695,000

As is typically done with city investments using CDBG funds, this will be structured as a performance-based loan. A performance-based loan means that when the contract activity is completed, the debt is canceled; at maturity date and when all contingencies including reporting requirements are met, the promissory note will be canceled, and the deed of trust released. This proposed contract would have a duration of twenty years.

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