



DENVER CITY COUNCIL

Business, Arts, Workforce, Climate & Aviation Services Committee

AGENDA

Wednesday, February 19, 2025, 1:30 PM

City & County Building, Council Committee Room, Room 391
1437 Bannock Street

Chair: Shontel M. Lewis, Vice Chair: Kevin Flynn

Members: Flor Alvidrez, Stacie Gilmore, Sarah Parady, Diana Romero Campbell, Amanda P. Sandoval
Staff: Melissa Mata

Attendance

Action Items

[25-0184](#) Approves a contract with Bergner Holdings, LLC for \$10,090,100.00 and for ten years for a lease 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 in Council District 11 (PLANE-202577720).

Phil Washington, Chief Executive Officer; Jim Starling, Chief Construction and Infrastructure Officer; Ken Cope, Senior Vice President of Real Estate, Denver International Airport

[25-0191](#) Amends a contract with the Downtown Denver Partnership, Inc. to add \$1,500,000.00 for a new total of \$1,900,000.00 to provide activation activities related to the reopening of the 16th Street Mall in Downtown Denver. No change to contract length, Council District 10 (THTRS-202476034/THTRS-202577777-01).

Gretchen Hollrah, Denver Arts & Venues, and Kate Barton, Downtown Denver Partnership

Briefings

WATCH THIS MEETING LIVE ON ZOOM: https://zoom.us/webinar/register/WN_VM7DixDLSyG0LI7XSeTk4g

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[25-0211](#) Denver International Airport Great Hall Update

Phil Washington, Denver International Airport

Consent Items

[25-0185](#) Approves a concessions agreement with Bjorn's Colorado Honey Inc., d/b/a Bjorn's Colorado Honey for the greater of either a guaranteed rent/Minimum Annual guarantee (MAG) of \$155,000.00 or percentage rent of gross sales, 15.5% Retail and for nine years to design, build, and manage a Specialty Retail concept on Concourse C, Concourse level, West Sub Core 1 Denver International Airport in Council District 11 (PLANE-202371360).

[25-0186](#) Approves a concessions agreement with DOC. 1 Solutions, LLC d/b/a Mile High Game Day for the greater of either a guaranteed rent/Minimum Annual Guarantee (MAG) of \$224,000.00 or percentage rent of gross sales of 15.5% Retail and for nine years to design, build, manage and lease on Concourse B, Concourse Level, East Sub Core 1 at Denver International Airport in Council District 11 (PLANE-202371359).

[25-0187](#) Approves a contract with Alstom Transportation USA Inc for \$69,941,000.00 and for four years for the purchase of 17 Innovia APM 300R vehicles to support replacement of existing obsolete vehicles and growth of the Automated Guideway Transit System (AGTS) at Denver International Airport in Council District 11 (PLANE-202477317).

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[25-0188](#) Approves a concessions agreement with Concession Partners, LLC, d/b/a Olive & Finch and Bar Finch for the greater of either a guaranteed rent/minimum annual guarantee (MAG) of \$1,380,000.00 or percentage rent of gross sales: 16% (\$0-\$10,000,000), 17% (\$10,000,000.01-\$15,000,000.00), and 18% (\$15,000,000.01 or greater) and for twelve years to design, build, and manage a Food and Beverage location on Concourse C, Concourse level, Center Core West at Denver International Airport in Council District 11 (PLANE-202371361).

[25-0189](#) Approves a concessions agreement with DEN Hospitality Group, LLC d/b/a Starbucks and The Cruise Room for the greater of either a guaranteed rent/Minimum Annual guarantee (MAG) of \$1,015,875.00 or percentage rent of gross sales, 16% Food and Beverage and 18% Alcohol and for twelve years to design, build, and manage two Food & Beverage locations on Concourse A, Mezzanine level, south pedestrian bridge at Denver International Airport in Council District 11 (PLANE-202371229).

[25-0190](#) Approves a concession agreement with DOC. 1 Solutions, LLC d/b/a Mile High Game Day for the greater of either a guaranteed rent/Minimum Annual guarantee (MAG) of \$224,000.00 or percentage rent of gross sales of 15.5% Retail and for nine years to design, build, manage and lease on Concourse B, Concourse level, West Sub Core 1 at Denver International Airport in Council District 11 (PLANE-202371358).