



DENVER CITY COUNCIL

Business, Arts, Workforce, Climate & Aviation Services Committee

Minutes

Wednesday, February 19, 2025, 1:30 PM

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

Present: 7 - Lewis, Flynn, Alvidrez, Gilmore, Parady, Romero Campbell, Sandoval

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).

A motion offered by Council member Gilmore, duly seconded by Council President Pro Tem Romero Campbell, that Council Resolution 25-0184 be approved for filing, carried by the following vote:

Aye: 7 - Lewis, Flynn, Alvidrez, Gilmore, Parady, Romero Campbell, Sandoval

Nay: 0

Briefings

[25-0211](#)

Denver International Airport Great Hall Update

Action Items

[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-20257777-01).

A motion offered by Chair Lewis, duly seconded by Council member Alvidrez, that Council Resolution 25-0191 be postponed until Wednesday, March 5, 2025, carried by the following vote:

Aye: 7 - Lewis, Flynn, Alvidrez, Gilmore, Parady, Romero Campbell, Sandoval

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Nay: 0

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).

Council Resolution 25-0185 was approved by consent.

[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).

Council Resolution 25-0186 was approved by consent.

[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).

Council Resolution 25-0187 was approved by consent.

[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).

Council Resolution 25-0188 was approved by consent.

[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

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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).

Council Resolution 25-0189 was approved by consent.

[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).

Council Resolution 25-0190 was approved by consent.