

Executive Summary

Amendment to Lease Agreement

St. Martin Plaza with the Tenant St. Martin Plaza, Inc. a Colorado nonprofit corporation

Department of Finance | Office of Real Estate

October 3, 2022

City Council Request

Approval of the Amendment to Lease Agreement for St. Martin Plaza with the Tenant, St. Martin Plaza, Inc., to replace and update the HUD Addendum in the current Lease Agreement as a condition for the loan to the Tenant to be insured by HUD.

Background

- In 1987, the City entered into a 99-year ground lease with St. Martin Plaza, Inc., a Colorado nonprofit corporation, that commenced on February 1, 1987 to lease a City-owned site located at 1300 E. Bruce Randolph Avenue. The Tenant leased the property in order to construct affordable housing for low- and moderate-income households. FHA financing was used to secure funds for the development of the project and HUD insured the loan. The lease agreement was amended in April 1988 to add a HUD-required addendum to the lease agreement.
- The Tenant wants to refinance to obtain a HUD-insured loan in the amount of \$3,858,500. In order to insure the loan, HUD requires the Tenant to revise the lease agreement to include an updated addendum that will be attached to the Amendment to Lease Agreement.

Populations Served

- The property provides 50 units of affordable housing in the Cole Neighborhood.

Associated Agreements

- None

Details

Landlord:	City and County of Denver
Tenant:	St. Martin Plaza, Inc.
Property Address:	1300 E. Bruce Randolph Avenue, Denver, CO
Council District:	9 – Candi CdeBaca
Use:	Affordable housing

Terms and Costs

Contract Details:	Amendment to a 99-year ground lease
Contract Type:	Amendment to Lease Agreement
Contract Control Number:	FINAN-202264817-02
Term:	2/1/1987-1/31/2086
Ground Lease Rent:	\$1/year - \$99 paid in full upon execution of the lease.
Ground Lease Term:	99-Years
Use:	Affordable Housing
# Units:	50 units