



570 W. 44th Avenue Lease Agreement

Finance and Governance Committee
June 6, 2023
Resolution Request #23-0730

Background

- In 2019, City Council took action that required a transition away from for-profit, private organizations as community corrections providers.
- Denver Community Corrections commenced a thoughtful, responsible transition strategy in 2019:
 - Williams Street Center (GEO) closed October 2019
 - Tooley Hall (GEO) closed December 2019
 - Columbine (CoreCivic) closed June 2020
 - Ulster (CoreCivic) closed April 2021
 - Fox (CoreCivic) closed December 2021

Planning for Change

- Community Corrections Advisory Group (CCAG) was formed in late 2019. They developed 10 recommendations and two additional concepts for exploration.
- Recommendation #03: Feasibility of lease or purchase and identification of additional service providers:
 - **The City should explore the possibility of leasing or purchasing one or more CoreCivic community corrections zoned properties.**
 - The City should also explore opportunities to identify additional service providers including promising or emerging operators expressing an interest in the provision of community corrections services.

Steps Forward

- In 2019 City Council approved the purchase of Tooley Hall located at 4280 Kearney Street. The City acquired in 2020. Currently operating at approximately 60 beds.
- In April 2023, City Council approved the purchase of the Dahlia Facility located at 4511 W. 46th Avenue. Capacity up to 100 beds. Anticipated closing January 2024.

570 W. 44th Avenue



Proposed Lease

- The Division of Real Estate proposes the lease of the facility located at 570 W. 44th Avenue, Denver, Colorado.
 - Landlord: Denver 44th Avenue, LLC
 - Premises Size: Approx. 33,000 square feet (“SF”)
 - Bed Capacity: Up to 100 beds
 - Tenant Improvements: Turnkey including all code upgrades and FF&E.
 - Maximum Contract Amount: \$26,000,000
 - Approximate Substantial Completion: June 1, 2024
 - Term: 10 years
 - Council District 9

Requested Council Action

RR 23-0730: Approves the Lease Agreement with Denver 44th Avenue, LLC to lease the building located at 570 W. 44th Avenue, Denver, Colorado.

Questions?