

ORDINANCE/RESOLUTION REQUEST

Please mark one: ☒ Bill Request or ☐ Resolution Request Date of Request: 8/9/21

1. Type of Request:

- ☐ Contract/Grant Agreement ☒ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment
- ☐ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change
- ☐ Other:

2. Title:

Revives a loan agreement for \$750,000 between Denver Economic Development & Opportunity (DEDO) and the Denver Housing Authority (The Housing Authority of the City and County of Denver) for the purpose of extending the duration to complete the GROW Market, providing grocery accessibility as well as workforce training and development at 2800 W. 10th Ave. in the Sun Valley neighborhood.

3. Requesting Agency: Denver Economic Development & Opportunity (DEDO)

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Tara Olden 720-768-3722 (mobile)	Name: Susan Liehe 720-480-3481
Email: tara.olden@denvergov.org	Email: susan.liehe@denvergov.org

5. General a text description or background of the proposed request, if not included as an executive summary.
See Executive Summary

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

Frank Romines (original)
Brian Martin (amendments)

7. City Council District: District 3

Key Contract Terms

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

Vendor/Contractor Name: Denver Housing Authority (The Housing Authority of the City and County of Denver)

Contract control number

Original contract: OEDEV-201843292-00

1st amendment: OEDEV-202055458

2nd amendment: OEDEV 202158449

Location: 2800 W. 10th Avenue, Denver

Is this a new contract? ☐ Yes ☒ No Is this an Amendment? ☒ Yes ☐ No If yes, how many? 2

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (A+B)</i>
\$750,000	0	\$750,000

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
2/1/2019 – 3/31/2021	7 months	10/31/2021

Scope of work:

Was this contractor selected by competitive process?

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

Source of funds: HUD Community Development Block Grant (CDBG) and released through the Public Facilities & Improvements procurement process.

Is this contract subject to: ☐ W/MBE ☐ DBE ☐ SBE ☐ XO101 ☐ ACDBE ☒ N/A

The grantee must assure that its contractors and subcontractors comply with applicable Federal Labor Standards, including wages in accordance with the Davis-Bacon Act.

WBE/MBE/DBE commitments (construction, design, DEN concession contracts): N/A

Who are the subcontractors to this contract? N/A

EXECUTIVE SUMMARY

This proposed contract provides a Community Development Block Grant (CDBG) loan for \$750,000 to the Denver Housing Authority to pay contractors other consultants to support the development and construction of a unique food market, called GROW Market. The project has been designed to provide the benefits of a quick, accessible grocer and basic foods store while also focusing on workforce training and development through DHA's workforce and community initiatives department in the Sun Valley neighborhood. The project meets HUD's national objective of providing benefits available to all residents of a particular area where at least 51% of residents are low and moderate-income persons.

The GROW Market is located within the first floor commercial space at Sun Valley's Phase 2 affordable housing development. Phase 2, or Gateway, is located at 10th & Decatur St. Decatur Street provides a direct connect to the light rail station to the north, and 10th Ave. will directly connect to a new riverfront park. Phase 2 is a highly visible corner and key gateway into Sun Valley.

The first contract amendment was necessary as the original contract dates for its execution could not be met due to circumstances beyond the city or contractor's control—namely, the COVID-19 pandemic. Happily, the project is completed now and a Certificate of Occupancy was just granted.

This second amendment allows adequate time for the invoicing and payment process to be completed for work that was finalized after 3/31/21, establishing a new end date of October 31, 2121.