



Legislation Details (With Text)

File #: 21-0396 **Version:** 1

Type: Resolution **Status:** Adopted

File created: 3/30/2021 **In control:** Business, Arts, Workforce, Climate & Aviation Services Committee

On agenda: 4/19/2021 **Final action:** 4/19/2021

Title: A resolution approving a proposed Agreement between the City and County of Denver and Oak Leaf Solar 100, LLC concerning the construction and operation of a solar array at Denver International Airport.
Approves a lease and license agreement with Oak Leaf Solar 100, LLC for \$500,473 and for 25.5 years for construction and operation of a solar array developed and maintained by Oak Leaf Solar 100, LLC at Denver International Airport (PLANE-202157423). The last regularly scheduled Council meeting within the 30-day review period is on 5-10-21. The Committee approved filing this item at its meeting on 4-7-21.

Sponsors:

Indexes: John Mahoney

Code sections:

Attachments: 1. RR21 0396 DIA Solar VIII Lease and License Agreement, 2. 21-0396 Filed Resolution_Oak Leaf 100 LLC, 3. 21-0396 Contract_Oak Leaf Solar 100 LLC, 4. 21-0396 Filed Resolution_Oak Leaf 100 LLC, 5. 21-0396 - signed

Date	Ver.	Action By	Action	Result
4/19/2021	1	Council President	signed	
4/19/2021	1	City Council	adopted	Pass
4/7/2021	1	Business, Arts, Workforce, Climate & Aviation Services Committee	approved by consent	

[Contract Request Template \(Contracts; IGAs; Leases\)](#)

Date Submitted: 3-30-21

Requesting Agency: Denver International Airport
Division:

Subject Matter Expert Name:

Name:	Angela Casias
Email:	Angela.Casias@flydenver.com

Item Title & Description:

*(Do not delete the following instructions)
These appear on the Council meeting agenda. Initially, the requesting agency will enter a 2-3 sentence description. Upon bill filling, the City Attorney's Office should enter the title above the description (the title should be in **bold** font).*

*Both the title and description must be entered between the red "title" and "body" below. Do **not** at any*

time delete the red "title" or "body" markers from this template.

A resolution approving a proposed Agreement between the City and County of Denver and Oak Leaf Solar 100, LLC concerning the construction and operation of a solar array at Denver International Airport.

Approves a lease and license agreement with Oak Leaf Solar 100, LLC for \$500,473 and for 25.5 years for construction and operation of a solar array developed and maintained by Oak Leaf Solar 100, LLC at Denver International Airport (PLANE-202157423). The last regularly scheduled Council meeting within the 30-day review period is on 5-10-21. The Committee approved filing this item at its meeting on 4-7-21.

Affected Council District(s) or citywide? Council District 11

Contract Control Number: PLANE-202157423

Vendor/Contractor Name (including any "DBA"): Oak Leaf Solar 100 LLC

Type and Scope of services to be performed:

This requests initiation of a ground lease of approximately 25 acres, as determined by the parties and per the final site design, of the real property located at Denver International Airport (DEN) Between 112th Street and 114th Street and east of N Trussville St. or a mutually agreeable location, as a suitable location to construct a solar array. Oak Leaf Solar XVIII, LLC (Oak Leaf) will pay DEN \$675 per acre (prorated for any fractional acre) per year and a \$2,500 annual access license fee. Lease and license payments will begin at the Effective Date, defined as date the City executes this Agreement.

Based on a 2% annual escalation rate, DEN would receive approximately \$500k in revenue over the 25-year term. In addition, the solar array is expected to generate over 285 million kWh of renewable electricity, nearly doubling the amount of solar interconnected to DEN's electric grid and avoiding over 257,000 tons of CO2 over its project life.

Location (if applicable):

WBE/MBE/DBE goals that were applied, if applicable (construction, design, Airport concession contracts):

Are WBE/MBE/DBE goals met (if applicable)?

Is the contract new/a renewal/extension or amendment?

Was this contractor selected by competitive process or sole source?

For New contracts

Term of initial contract: 25.5 Years

Options for Renewal:

How many renewals (i.e. up to 2 renewals)?

Term of any renewals (i.e. 1 year each):

Cost of initial contract term: \$500,473

Cost of any renewals:

Total contract value council is approving if all renewals exercised:

For Amendments/Renewals Extensions:

Is this a change to cost/pricing; length of term; terms unrelated to time or price (List all that apply)?

If length changing

What was the length of the term of the original contract?

What is the length of the extension/renewal?

What is the revised total term of the contract?

If cost changing

What was the original value of the entire contract prior to this proposed change?

What is the value of the proposed change?

What is the new/revised total value including change?

If terms changing

Describe the change and the reason for it (i.e. compliance with state law, different way of doing business etc.)