



Legislation Details (With Text)

File #: 20-0255 **Version:** 1

Type: Bill **Status:** Passed

File created: 3/9/2020 **In control:** Finance & Governance Committee

On agenda: 8/17/2020 **Final action:** 8/17/2020

Title: A bill for an ordinance approving a proposed Purchase and Sale Agreement between the City and County of Denver and Cottonwood Community Alternatives, Inc. for properties located at 793 North Olive Street and 716 South Poplar Street.
Approves a purchase and sale agreement with Cottonwood Community Alternatives, Inc. for \$10 to sell properties located at 793 Olive Street and 716 South Poplar Street in Council districts 5 and 6, to provide additional housing options to those with physical and developmental disabilities (FINAN-202053251-00). The last regularly scheduled Council meeting within the 30-day review period is on 8-31-20. The Committee approved filing this item at its meeting on 7-28-20.

Sponsors:

Indexes: Zach Rothmier

Code sections:

Attachments: 1. BR20 0255 DOF Poplar and Olive PSA, 2. Poplar and Olive Disposition Slide Deck FINALREVISED, 3. 20-0255 Filed Bill_Cottonwood Community_739 NOlive and 716 SPoplar_202053251-00.pdf, 4. 20-0255 PSA_Cottonwood Community Alternatives_793 NOlive and 716 SPoplar.pdf, 5. 20-0255 Filed Bill_Cottonwood Community_739 NOlive and 716 SPoplar, 6. 20-0255 - signed, 7. 20-0255 A bill for an ordinance approving a proposed Purchase and Sale Agreement between the City and County of Denver and Cottonwood Community Alternatives, Inc. for properties located

Date	Ver.	Action By	Action	Result
8/18/2020	1	Mayor	signed	
8/17/2020	1	Council President	signed	
8/17/2020	1	City Council	placed upon final consideration and do pass	Pass
8/10/2020	1	City Council	ordered published	
7/28/2020	1	Finance & Governance Committee	approved by consent	

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

Date Submitted: 3-9-20

Requesting Agency: Finance
Division:

Subject Matter Expert Name:

Name:	Lisa Lumley
Email:	lisa.lumley@denvergov.org

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 bill for an ordinance approving a proposed Purchase and Sale Agreement between the City and County of Denver and Cottonwood Community Alternatives, Inc. for properties located at 793 North Olive Street and 716 South Poplar Street.

Approves a purchase and sale agreement with Cottonwood Community Alternatives, Inc. for \$10 to sell properties located at 793 Olive Street and 716 South Poplar Street in Council districts 5 and 6, to provide additional housing options to those with physical and developmental disabilities (FINAN-202053251-00). The last regularly scheduled Council meeting within the 30-day review period is on 8-31-20. The Committee approved filing this item at its meeting on 7-28-20.

Affected Council District(s) or citywide? Council Districts 5 and 6

Contract Control Number: FINAN-202053251-00

Vendor/Contractor Name (including any "DBA"): Cottonwood Community Alternatives, Inc

Type and Scope of services to be performed:

Background: Each of the two properties that are the subject of this proposed transaction were acquired by the city pursuant to the terms of the "Ruth Goebbel Settlement" which required the City to invest in group homes for residents with chronic mental illness. In fulfillment of the city's obligations under the terms of the settlement agreement, both residences being transacted were acquired by the city in partnership with DURA and were later conveyed to the REDI Corporation for \$1. At the time of conveyance, a deed restriction was recorded requiring use of the properties as a group home. For many years, the REDI Corporation operated these properties as group homes for residents with chronic mental illness. Residents occupied the homes under a master lease with the Mental Health Centers of Denver ("MHCD"), which was supported by State funding. MHCD then cancelled these master leases a few years ago, and per the terms of the recorded covenant, the properties were re- conveyed to the city. In early 2018, Cottonwood Community Alternatives, Inc., a Colorado non-profit corporation stepped up to serve as a city partner. Cottonwood Community Alternatives, Inc. will provide additional housing options to those with physical and developmental disabilities by renovating both properties in order to provide community-based support and services to these individuals.

HOST and the Division of Real Estate propose to sell the two single-family residences to Cottonwood Community Alternatives, Inc., for the amount of \$10.00. HOST is partnering with the purchaser to ensure that these homes are operated in a spirit consistent with the use restrictions outlined in the original covenant; serving residents with chronic barriers to maintaining permanent housing.

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:

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: \$10

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.)