Legislation Details (With Text)

File #:	22-1589	**Version:** 1	
Type:	Resolution	**Status:**	Adopted
File created:	11/28/2022	**In control:**	Finance & Governance Committee
On agenda:	1/17/2023	**Final action:**	1/17/2023

Title: A resolution approving a proposed Lease Agreement between the City and County of Denver and WC Dahlia Street, LLC to provide office space for an Entrepreneurship Center at the co-working Saltbox location at 4800 Dahlia Street in Council District 8.
Approves a lease agreement with WC Dahlia Street, LLC for $637,132.07 and 5 years, using American Rescue Plan Act funds, to provide office space for an Entrepreneurship Center at the co-working Saltbox location at 4800 Dahlia Street in Council District 8 (FINAN-202265577-00). The last regularly scheduled Council meeting within the 30-day review period is on 2-6-2023. The Committee approved filing this item at its meeting on 1-3-2023.

Sponsors:

Indexes: Lucas Palmisano

Code sections:

Attachments: 1. RR22-1589_DOF_Ordinance Request-WC Dahlia-Saltbox, 2. 2022-12-29 Slide Deck_WC Dahlia Street LLC_FINAL, 3. 2022-12-29 Slide Deck_WC Dahlia Street LLC_FINAL, 4. 22-1589 Filed Resolution_WC Dahlia Street, LLC 202265577-00, 5. 22-1589 Lease Agreement_WC Dahlia Street LLC 202265577-00, 6. 22-1589 Filed Resolution_WC Dahlia Street, LLC, 7. 22-1589 - signed

Date	Ver.	Action By	Action	Result
1/17/2023	1	Council President	signed	
1/17/2023	1	City Council	adopted	Pass
1/3/2023	1	Finance & Governance Committee	approved for filing	Pass

Contract Request Template (Contracts; IGAs; Leases)

Date Submitted: 12-5-2022

Requesting Agency: Finance
Division:

Subject Matter Expert Name: Lisa Lumley
Email Address: Lisa.Lumley@denvergov.org
Phone Number:

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 Lease Agreement between the City

and County of Denver and WC Dahlia Street, LLC to provide office space for an Entrepreneurship Center at the co-working Saltbox location at 4800 Dahlia Street in Council District 8.

Approves a lease agreement with WC Dahlia Street, LLC for $637,132.07 and 5 years, using American Rescue Plan Act funds, to provide office space for an Entrepreneurship Center at the co-working Saltbox location at 4800 Dahlia Street in Council District 8 (FINAN-202265577-00). The last regularly scheduled Council meeting within the 30-day review period is on 2-6-2023. The Committee approved filing this item at its meeting on 1-3-2023.

Affected Council District(s) or citywide? 8

Contract Control Number: FINAN-202265577-00

Vendor/Contractor Name (including any "DBA"): WC Dahlia Street, LLC

Type and Scope of services to be performed: Provide office space as an Entrepreneurship Center

Executive Summary -WC Dahlia, LLC Lease

In 2021 City Council approved an Entrepreneurship Center as a part of ARPA Round 1 requests. Denver Economic Development and Opportunity has already been supporting community partners and trusted voices who are working in this area, but do not have the physical space.

4800 Dahlia Street houses the "Saltbox" co-working space. The property is owned by WC Dahlia, LLC. Founded in Atlanta in 2019 by minority entrepreneurs and with locations to date in six U.S. urban areas, Saltbox combines "human-centric" logistics, fulfillment, and warehousing operations for growing firms with an embedded co-working environment designed to meet the needs of a diverse and inclusive membership community of "new collar" e-commerce entrepreneurs.

This 5-year lease between the City and Saltbox will be for 7,543 square feet of space where entrepreneurs can meet and find resources to grow and scale their business. In addition to leasing the space, DEDO will also be funding programming that will occur inside the space and be designed to meet businesses "where they are" and then take them to the next level.

Saltbox at 4800 Dahlia Street will be convenient and welcoming to the grassroots entrepreneurs and early-growth-stage companies that the DEDO program seeks to serve. In addition, New Community Transformation Fund-Denver is an existing member of Saltbox and will deliver its Malone Fund management activities for this program from their Saltbox suite.

Location (if applicable): 4800 Dahlia Street

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

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

Is the contract new/a renewal/extension or amendment?
New
Was this contractor selected by competitive process or sole source?
Sole- Unique location, size, and type of space
For New contracts
Term of initial contract:

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:
$637,132.07
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.)