



Legislation Details (With Text)

**File #:** 23-1490      **Version:** 1

**Type:** Resolution      **Status:** Adopted

**File created:** 10/9/2023      **In control:** Safety, Housing, Education & Homelessness Committee

**On agenda:** 11/6/2023      **Final action:** 11/6/2023

**Title:** A resolution approving a proposed Agreement between the City and County of Denver and 4040 Quebec LLC for the lease of a 300 room hotel to help meet the goals of the House 1000 Homelessness Initiative, in Council District 8.  
Approves a master lease agreement with 4040 Quebec LLC as the lessor for 1 year plus a 3 month extension with a monthly rental payment of \$83,333.33 for the lease of a 300 room hotel to help meet the goals of the House 1000 Homelessness Initiative, in Council District 8. FINAN-202370700. The last regularly scheduled Council meeting within the 30-day review period is on 11-27-2023. The Committee approved filing this item at its meeting on 10-25-2023.

**Sponsors:**

**Indexes:** Anne Wallace

**Code sections:**

**Attachments:** 1. RR23-1490\_FIN\_2023-10-06\_Resolution Request\_4040 Quebec St Lease, 2. DOF Lease and Purchase Option Slide Deck (10.18.23) (2), 3. 23-1490 Filed Resolution\_4040 Quebec LLC 202370700-00, 4. 23-1490 Agreement\_4040 Quebec LLC 202370700-00, 5. 23-1490 Filed Resolution\_4040 Quebec LLC 202370700-00, 6. 23-1490\_signed

Date	Ver.	Action By	Action	Result
11/6/2023	1	Council President	signed	
11/6/2023	1	City Council	adopted	Pass
10/25/2023	1	Safety, Housing, Education & Homelessness Committee	approved for filing	Pass
10/18/2023	1	Safety, Housing, Education & Homelessness Committee	postponed to a date certain	Pass

**Contract Request Template (Contracts; IGAs; Leases)**

**Date Submitted: 10-16-2023**

**Requesting Agency: Finance**  
**Division:**

**Subject Matter Expert Name: Lisa Lumley**  
**Email Address:** [Lisa.lumley@denvergov.org](mailto:Lisa.lumley@denvergov.org) <<mailto: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 Agreement between the City and County of Denver and 4040 Quebec LLC for the lease of a 300 room hotel to help meet the goals of the House 1000 Homelessness Initiative, in Council District 8.**

Approves a master lease agreement with 4040 Quebec LLC as the lessor for 1 year plus a 3 month extension with a monthly rental payment of \$83,333.33 for the lease of a 300 room hotel to help meet the goals of the House 1000 Homelessness Initiative, in Council District 8. FINAN-202370700. The last regularly scheduled Council meeting within the 30-day review period is on 11-27-2023. The Committee approved filing this item at its meeting on 10-25-2023.

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

**Council District 8**

**Contract Control Number:**

**202370700**

**Vendor/Contractor Name (including any "DBA"):**

**4040 Quebec LLC**

**Type and Scope of services to be performed:**

The City and County of Denver requests to lease 4040 Quebec Street, an ~174,556 square foot hotel containing 300 rooms situated on approximately 4.91 acres of land located off of Quebec Street, from 4040 Quebec LLC. The LLC membership consists of Rocky Mountain Communities and Urban Land Conservancy who are both partnering on the acquisition of this hotel to help meet the goals of the House 1000 Homelessness Initiative. In addition to 300 rooms, including 7 accessible rooms, the hotel consists of a restaurant and two ballrooms, the latter of which can be used for congregate cold weather sheltering.

The lease is a master lease for a one year term plus a three month extension with a monthly rent of \$83,333.33. The term of the lease will begin on the day the Lessor acquires the property which CCD anticipates to occur in early November. As the Lessee, CCD will be responsible for all day-to-day utility, operations, and maintenance of the hotel.

During the term of the lease, CCD may exercise an option to purchase the hotel. That option agreement is being filed as a companion request to this request for the lease.

**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:**

**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.)**