

AN ORDINANCE

AUTHORIZING THE CITY OF LAKEWOOD TO ACQUIRE CERTAIN REAL PROPERTY (INCLUDING A BUILDING AND SURFACE LOTS AT 7898 AND 8000 W. COLFAX AVE IN LAKEWOOD, CO, 80214) SUBJECT TO CONTINGENCIES AND APPROVALS RELATING TO A COLORADO DEPARTMENT OF LOCAL AFFAIRS GRANT FOR THE PURCHASE, RENOVATION, AND OPERATION OF A NAVIGATION CENTER TO SERVE THE UNHOUSED

WHEREAS, the City of Lakewood, Colorado (the "City"), is a municipal corporation duly organized and existing as a home rule city under Article XX of the Colorado Constitution and under the Charter of the City, and is a political subdivision of the State of Colorado (the "State"); and

WHEREAS, subject to certain exceptions, all legislative powers possessed by the City, conferred by Article XX of the State Constitution or contained in the Charter, as either has from time to time been amended, or otherwise existing by operation of law, are vested in the City Council of the City (the "Council"); and

WHEREAS, the City is authorized, pursuant to Article XX of the State Constitution and the Charter and its plenary grant of powers as a home rule city, to enter into purchase agreements to acquire land, buildings, equipment and other real or personal property; and

WHEREAS, the City applied for and has been awarded grant funds from the Colorado Department of Local Affairs which shall be used to purchase, renovate, and operate a navigation center to serve the unhoused at 7898 and 8000 W. Colfax Ave (the Property); and

WHEREAS, the City approved Ordinance 2024-4, authorizing a supplemental appropriation for the purchase, renovation, and operation of a navigation center to serve the unhoused; and

WHEREAS, the provision of services for the unhoused, including but not limited to temporary shelter, behavioral health and recovery assistance, medical care, vocational assistance, public benefit assistance, transportation assistance, housing mediation and management assistance, and transitional housing assistance are important for the health, safety, and welfare of the City and members of the public; and

WHEREAS, the acquisition of the Property is a necessary component of the City's efforts to address public health, safety, and welfare concerns relating to local concerns resulting from a nationwide shortage of housing and support systems for unhoused people; and

WHEREAS, City Staff have negotiated a purchase agreement with the willing sellers of the Property (BBR 8000 LLC) to acquire the Property for \$4,540,000 and the

acquisition is contingent upon approval by the City Council and receipt of the grant funds; and

WHEREAS, the purchase agreement for the Property contains a provision for payment in the amount of \$100,000 to a long-term leaseholder as a part of the acquisition to terminate the existing lease with Sellers and vacate the property to facilitate the remediation and renovation of the building on the Property, all in accordance with Federal law; and

WHEREAS, the City Council finds and determines that the acquisition of the Property pursuant to the purchase agreement is authorized by the Colorado Constitution, State Law, and the City of Lakewood Charter and is in the best interests of the City and its residents; and

WHEREAS, approval of this Ordinance on first reading is intended only to confirm that the City Council desires to comply with the Lakewood Municipal Code by setting a public hearing to provide City staff and the public an opportunity to present evidence and testimony regarding the proposal; and

WHEREAS, approval of this Ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects or denies the proposal.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. The grant funds awarded to the City of Lakewood from the Colorado Department of Local Affairs, as further described within Ordinance 2024-4, are hereby directed to be used to purchase, renovate, and operate a navigation center to serve the unhoused at 7898 and 8000 W. Colfax Ave (the "Property") for \$4,540,000;

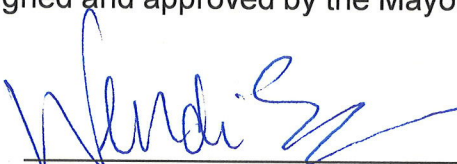
SECTION 2. The City Manager, or designee, is hereby authorized to take all necessary and appropriate steps to acquire the Property, including payment of long term leaseholder costs, subject to the terms and contingencies as set forth within the purchase agreement and the receipt of the grant funds from the Colorado Department of Local Affairs, as such grant funds are further described within Ordinance 2024-4.

SECTION 3. This ordinance shall take effect thirty (30) days after final publication.

SECTION 4. If any provision of this Ordinance should be found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this Ordinance that can be given effect without the invalid portion, provided that such remaining portions or application of this Ordinance are not determined by the court to be inoperable.


I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 10th day of June, 2024; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 13th day of June, 2024; set for public hearing on the 24th day of June, 2024, read, finally passed and adopted by the City Council on the 24th day of June, 2024 and, signed and approved by the Mayor on the 25th day of June, 2024.





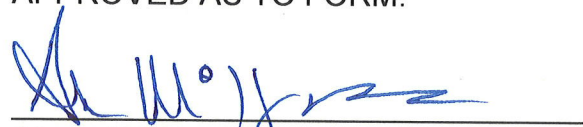
Wendi Strom, Mayor

ATTEST:



Jay Robb, City Clerk

APPROVED AS TO FORM:



Alison McKenney Brown, City Attorney

