

O-2025-33

AN ORDINANCE

AUTHORIZING THE PURCHASE OF REAL PROPERTY
LOCATED AT 8745 AND 8755 W. 14TH AVE., LAKEWOOD, COLORADO FOR
MUNICIPAL PURPOSES TO FACILITATE PERMANENT SUPPORTIVE HOUSING,
INCLUDING ACCEPTANCE OF A DEED THEREFOR

WHEREAS, the City of Lakewood (the "City") desires to purchase approximately 1.96 acres of land generally located in the Northeast One-quarter of Section 3 Township 4 South, Range 69 West, City of Lakewood, County of Jefferson, State of Colorado, and as identified in Exhibit A (the "Property") for municipal purposes;

WHEREAS, the City will acquire the Property in accordance with the terms of a Purchase and Sale Agreement between the City and The Action Center (the "Purchase Agreement");

WHEREAS, the City intends to acquire the entire 1.96 acres for permanent supportive housing and other affordable housing;

WHEREAS, the purchase price for the Property is not to exceed four million dollars (\$4,000,000.00);

WHEREAS, the City is acquiring this parcel in "as-is" condition but will perform a "due diligence" inspection of the Property that includes a title commitment, ALTA survey, Phase 1 environmental site assessment, and review of existing environmental reports and other documentation;

WHEREAS, the City Attorney's Office will review and approve the final Purchase Agreement as to form; 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 any particular proposal related to this proposal identified herein.

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

SECTION 1. The City Council for the City hereby declares its intent to purchase the Property as identified in Exhibit A, attached hereto and incorporated herein, in fee simple for municipal purposes.

SECTION 2. The purchase of the Property will serve a public purpose and further the health and welfare of the residents of the City by providing necessary resources to residents.

SECTION 3. The City Council hereby authorizes the City Manager or designee to execute all documents necessary to finalize the Purchase Agreement and other documents

related to the acquisition of the Property.

SECTION 4. The City Manager or designee is hereby authorized to accept the instruments of conveyance and execute a deed and all other documents necessary to finalize the purchase of the Property.

SECTION 5. The City Council hereby authorizes the expenditure of up to four million dollars (\$4,000,000.00) from the General Fund for fiscal year 2025 for the purchase of the Property.

SECTION 6. The City's Chief Financial Officer is hereby authorized and directed to pay amounts not to exceed four million dollars (\$4,000,000.00) for the acquisition of the Property upon receipt of appropriate documentation.

SECTION 7. This property acquisition is contingent upon the City acquiring 1275 S. Teller St. from the Jefferson County School District R-1 and deeding a portion of that property to The Action Center to operate a Community Service Facility.

SECTION 8. 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 such remaining portions or application of the Ordinance are not determined by the court to be inoperable.

SECTION 9. This Ordinance shall take effect thirty (30) days after final publication.

I hereby attest and certify that within and foregoing Ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 13th day of October, 2025; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 16th day of October, 2025; set for public hearing to be held on the 27th day of October, 2025; read, finally passed and adopted by the City Council on the 3rd day of November, 2025; and signed by the Mayor on the 4th day of November, 2025.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

EXHIBIT A

Lot 1, RUTHSCHER SUBDIVISION, the plat of which was recorded in Plat Book 58 at Page 26, of the records of the Jefferson Country Clerk and Recorder,
Containing an area of 0.877 acres +/-
Known and addressed as 8745 W 14th Avenue, Lakewood, CO

That part of the Southwest quarter of the Northwest quarter of the Northeast quarter of the Northeast quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 3, Township 4 South, Range 69 West of the 6th Principal Meridian, City of Lakewood, County of Jefferson, State of Colorado. Being more particularly described as follows:

BEGINNING at a point on the North-line of West 14th Avenue, which Point is 634.55 feet South and 144 feet East of the Northwest corner of the West $\frac{1}{2}$ of the Northeast quarter of the Northeast quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 3;

Thence East along the North-line of West 14th Avenue, a distance of 123 feet;

Thence North a distance of 209 feet, more or less, to a point 425 feet South of the North-line of the West $\frac{1}{2}$ of the Northeast quarter of the Northeast quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 3;

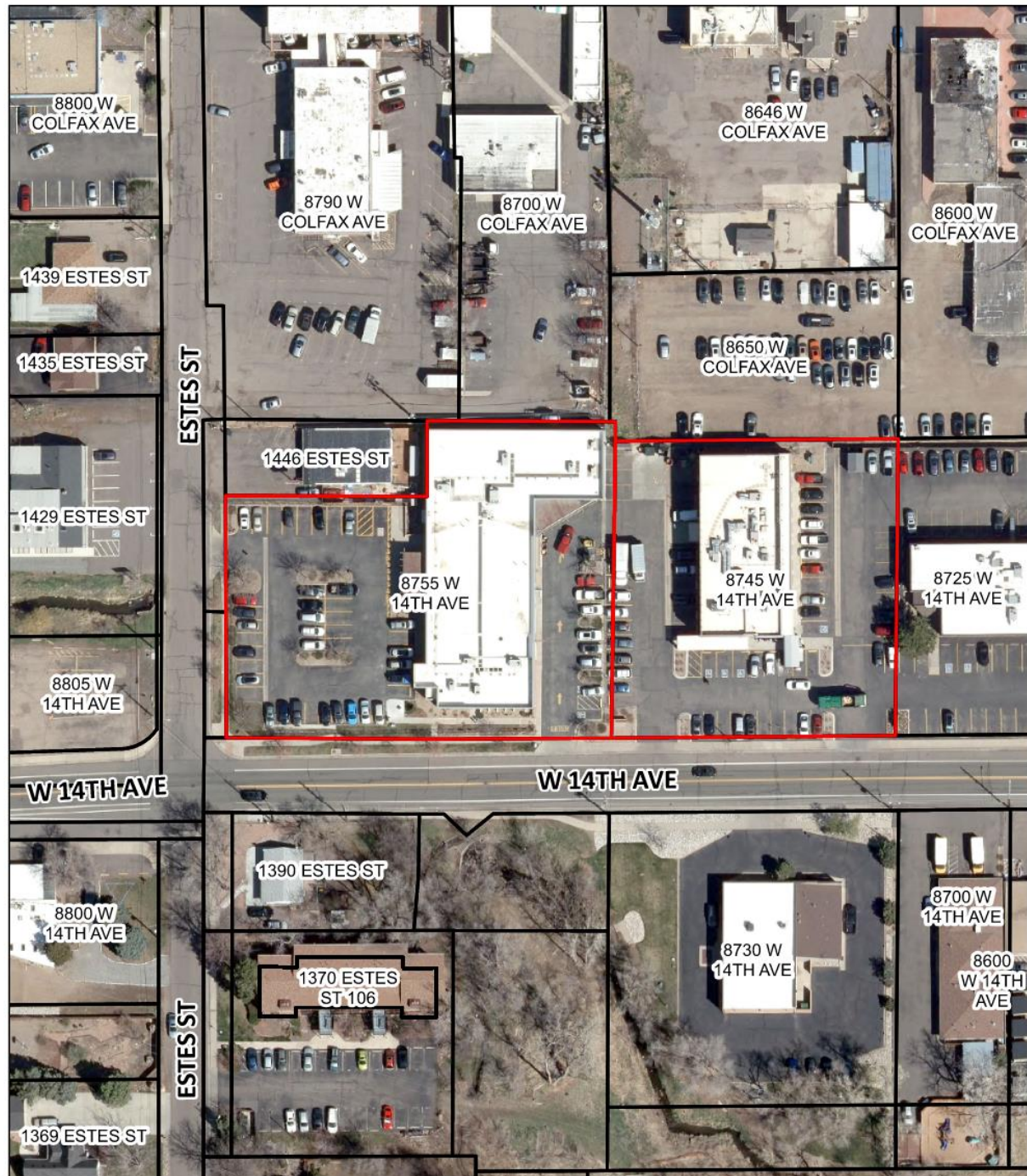
Thence West a distance of 123 feet;

Thence South a distance of 209 feet, more or less, to the Point of Beginning.

Containing an area of 1.079 acres +/-

Known and addressed as 8755 W 14th Avenue, Lakewood, CO

EXHIBIT A CONTINUED



**EXHIBIT A: JEFFCO ACTION CENTER
8745 & 8755 WEST 14TH AVENUE**