

RESOLUTION NO. \_\_\_\_ -23

A RESOLUTION AUTHORIZING THE LEASE OF CITY PROPERTY KNOWN AS THE CITY HALL PARKING LOT LOCATED AT 119 NORTH NEVADA AVENUE FOR A PUBLIC PURPOSE AND FOR ECONOMIC DEVELOPMENT PURPOSES

WHEREAS, the City of Colorado Springs (“City”) owns the property known as the City Hall Parking Lot located at 119 North Nevada Avenue, Colorado Springs, Colorado, described in Exhibit A and depicted in Exhibit B (the “Property”), which is adjacent and to the north of City Hall, 107 North Nevada, Colorado Springs, Colorado; and

WHEREAS, First Presbyterian Church of Colorado Springs (“Owner”) owns the properties known as 219 East Bijou Street and 116 North Weber Street, Colorado Springs, Colorado; and

WHEREAS, Owner is planning to construct a two-level underground parking structure, an auditorium, a chapel and a columbarium (the “Project”); and

WHEREAS, the two-level underground parking structure and auditorium will be located on the Property; and

WHEREAS, Owner has requested a ninety-nine (99) year lease for economic development purposes in accord with City Charter Section 10-60; and

WHEREAS, leasing the Property to Owner for construction and operation of a two-level underground parking structure and an auditorium as part of the overall Project is in the public interest and serves a public purpose.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS**

Section 1. In accord with Chapter 11, Section 11.2(c) of the *City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021*, City Council hereby finds a public purpose in granting a lease to Owner for the use of the Property at a rental rate below fair market value.

Section 2. City Council hereby finds that the lease described herein will be for economic development purposes and is in accord with City Charter Section 10-60.

Section 3. Pursuant to the *City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021*, City Council hereby authorizes the City’s Real Estate Manager and the Mayor to execute all documents necessary to

complete the approved lease, subject to terms, restrictions, and conditions contained in this Resolution and such other terms, restrictions and conditions as are customary in City real estate transactions of this nature, which will be more fully expressed in a lease agreement between the City and Owner.

Dated at Colorado Springs, Colorado this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Council President

ATTEST:

\_\_\_\_\_  
Sarah B. Johnson, City Clerk