

DENVER BOARD OF WATER COMMISSIONERS

Meeting Date: October 8, 2014

Board Item: II-A-6

Exclusive Right to Sale Listing Contract 15631A

Action by Consent

Action

Information

In 1940, Denver Water acquired 9.798 acres at 4501 W. Bowles Avenue, Littleton, Colorado, also known as Wynetka. This property was originally intended for a clearwater reservoir. Subsequent events precluded the site's need for water-works purposes, and the Board declared it surplus on July 10, 2002. The property was offered by a sealed bid process on two separate occasions. In both cases, the buyers elected not to close the transaction. At the time the second contract failed in 2008, the recession forced downward pressure on property values to the extent re-marketing Wynetka was not financially feasible.

Today, economic conditions are more favorable for disposition of developable property, especially in-fill sites. A broker team from CBRE was selected to list the property in an effort to gain market exposure at a national level. The list price will be advertised as negotiable, a common practice in the commercial environment. This approach will result in the procurement of a qualified buyer offering the best price and terms acceptable to Denver Water.

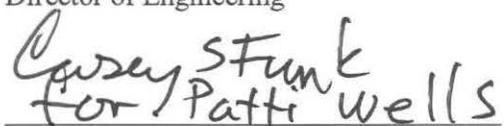
Total compensation to CBRE shall not exceed 3 percent of the gross purchase price, and the listing period is twelve months, beginning October 8, 2014. Broker compensation shall be earned and deducted from the gross sale proceeds at closing. The listing agreement is an exclusive agency relationship that requires the broker to act as an independent contractor.

Recommendation:

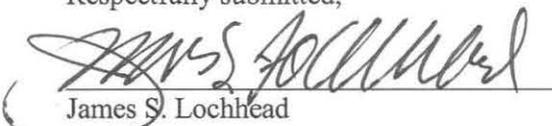
It is recommended that the Board approve Contract 15631A to engage CBRE as the listing broker for the disposition of property at 4501 West Bowles Avenue, Littleton, Colorado.

Approvals:


Robert J. Mahoney
Director of Engineering


Patti Wells
General Counsel

Respectfully submitted,


James S. Lochhead
CEO/Manager


Terri Bryant, CPA
Controller