1	ORDINANCE O-2022			
2	A BILL FOR AN ORDINANCE AUTHORIZING THE CITY OF LONGMONT TO			
3	EXECUTE A LEASE EXTENSION OF REAL PROPERTY KNOWN AS 1140 BOSTON			
4	AVENUE WITH LONGMONT WINAIR COMPANY			
5				
6	WHEREAS, the City purchased real property located at 1140 Boston Avenue, Longmon			
7	Colorado, 80501, in connection with the Resilient St. Vrain Project on or about November 30			
8	2016; and			
9	WHEREAS, the purchase included a commercial building, Unit B, which has been leased			
10	by Longmont WinAir Co., a Delaware Corporation ("Tenant") pursuant to a Lease Agreeme			
11	with City's predecessor-in-interest, Boston Partnership, dated March 1, 2004, with an original ter			
12	running to February, 28 2009 (the "Lease"). The parties have since signed multiple Extensions			
13	Lease, the most recent which is set to expire on February 28, 2022.; and			
14	WHEREAS, the Lease and Extensions of Lease were assigned to and assumed by the Cit			
15	in connection with its purchase of the property. The assumed lease expired on February 28, 2019			
16	and			
17	WHEREAS, the City Council of Longmont ("Council") approved a one-year lease			
18	extension, entitled First Amendment to Lease Agreement, on February 14, 2019, expiring of			
19	February 28, 2020. The extension also made certain amendments to replace references to the			
20	previous landlord as well as other changes to comport with legal requirements for City agreements			
21	and			
22	WHEREAS, the Council approved a two-year lease extension, entitled Second			
23	Amendment to Lease Agreement on February 11, 2020; and			

1	WHEREAS, the current extended lease term ends February 28, 2022. Tenant desires to		
2	extend its tenancy and City has determined such extension to be in the public interest.		
3	NOW, THEREFORE, THE COUNCIL OF THE CITY OF LONGMONT, COLORADO		
4	ORDAINS:		
5	Section 1		
6	The Council authorizes the Mayor to sign the Third Amendment to Lease, in a form		
7	substantially as that now before the Council, as well as any additional documents required to be		
8	signed in the course of leasing the premises.		
9	Section 2		
10	To the extent only that they conflict with this ordinance, the Council repeals any conflicting		
11	ordinances or parts of ordinances. The provisions of this ordinance are severable, and invalidity or		
12	any part shall not affect the validity or effectiveness of the rest of this ordinance.		
13	Introduced this day of, 2022.		
14 15 16 17 18	Passed and adopted this day of		
20 21 22 23	ATTEST:		
24252627	CITY CLERK		
28 29 30	NOTICE: THE COUNCIL WILL HOLD A PUBLIC HEARING ON THIS ORDINANCE AT 7:00 P.M. ON THE DAY OF, 2022 AT THE CITY OF LONGMONT COUNCIL MEETING.		

1 2	APPROVED AS TO FORM:	
3		
4 5 6 7	ASSISTANT CITY ATTORNEY	DATE
8 9 0	PROOFREAD	DATE
1 2 3	APPROVED AS TO FORM AND SUBSTANCE:	
4 5		
6	ORIGINATING DEPARTMENT	DATE
8	CA File: 21-001401	