



Sole Source Justification Form
Purchasing Policy, Part D, Section 4.12.0
(Use this form for purchases over \$5,000 only)

A sole source procurement is justified when there is only one good or service that can reasonably meet the need and there is only one vendor who can provide the good or service.

Department: Community Development Department
Crosby

Contact Name: Tommy

Department Director Signature: _____

Vendor Name: The Agave, Inc
mark@agavedurango.com

Contact: heather@agavedurango.com or

Vendor Address: 564 East 2nd Avenue #101, Durango, CO 81301

Vendor Phone: 970-769-2951

Vendor Fax: n/a

Estimated total dollars for this procurement: \$600,000

Describe in detail why the products and/or services to be procured are the only products that can satisfy your requirements, and explain why alternates are unacceptable: On March 15, 2022 Resolution 2022-0015 City Council approved the North Main Gateway Urban Renewal Plan which is being carried out by Durango Renewal Partnership and Urban Renewal Authority through the Redevelopment and Reimbursement Agreement with Agave Inc. regarding Animas City Park Overlook Townhome residential development. Per the attached agreement the Developer that owns the property described in Exhibit A proposed construction of 22 townhome units including 10 deed restricted workforce housing units in accordance with the development proposal described in Exhibit B. In addition, the developer agrees to use commercially reasonable efforts to obtain the necessary financing to construct the improvements on the property on or before the time specified. It is agreed by the Parties that the Authority's Reimbursement Obligation and the right of the Developer to receive payment of Eligible Costs as described in the attached agreement in Exhibit C.

Explain why this vendor is the only practical source from which to obtain the above products and/or services; why the price is considered to be reasonable; and what efforts were made to get the best possible price for the taxpayer's dollars: The City of Durango and the Urban Renewal Authority (URA) established a public-private partnership with Agave Inc. to create infill density of 22 townhomes, on what would have been 3 single family residential lots. The partnership creatively utilized the parcels to maximize unit development which created 10 deed restricted workforce housing units in exchange for reimbursables agreed upon in the attached agreement. This project achieves several City Council strategic goals including increasing inventory for local workforce by establishing public-private partnerships and incentives.

Purchasing Division Use Only: x _____ Approved

_____ Disapproved

Bob Grogan
Purchasing Agent Signature

Date: 03/21/2023 _____

Comments:

Purchasing Division Use Only: _____ **Approved** _____ **Disapproved**

Purchasing Agent Signature

Date: _____

Comments: