

Dec. 3, 2009 -- Property Transaction Proposal
Division of Wildlife
Bodo State Wildlife Area Shooting Range Property Exchange

La Plata County

46 acres

2.5 miles south of Durango

Section 33-1-105 (3)(a), C.R.S. states:

In the event that the [Wildlife] Commission plans to acquire the fee title to any real property or to acquire an easement for a period to exceed 25 years or at a cost to exceed \$100,000 or to enter into any lease agreement for the use of real property for a period to exceed 25 years or at a cost to exceed \$100,000, or to sell or otherwise dispose of the fee title to any real property which has a market value in excess of \$100,000, the Commission shall first submit a report to the Capital Development Committee [CDC] which outlines the anticipated use of the real property, the maintenance costs related to the property, the current value of the property, any conditions or limitations which may restrict the use of the property, and, in the event real property is acquired, the potential liability to the state which will result from such acquisition. The CDC shall review the reports submitted by the Commission and make recommendations to the Commission concerning the proposed land transaction within 30 days from the day on which the report is received. The Commission shall not complete such transactions without considering the recommendations of the CDC, if such recommendations are timely made.

The required report is attached. CDC staff's questions about the report are listed below.

Action Required

Recommend support for the exchange of 46 acres between the Division of Wildlife and La Plata County at the Bodo State Wildlife Area.

CDC Staff Questions

1) What is a Section 6(f)(3) conversion? Has the division determined yet whether a Section 6(f)(3) conversion will be necessary in order to finalize this property transaction?

DOW Response: A Section 6(f)(3) conversion generally refers to restrictions imposed on federally funded projects under the Land and Water Conservation Fund (LWCF) of which the Bodo SWA is one. A conversion occurs when an asset purchased in part with LWC Funds is used for a purpose other than as specified in the original federal funding agreement. State Parks (as administrator for LWCF funds), has not yet determined whether a conversion will be necessary.

Capital Development Committee December 2009—Property Transaction Proposal

Department of Natural Resources
Division of Wildlife

| | | | |
|---------------------------------|------------------------------|---|--|
| Action Required | | Pursuant to C.R.S. 33-1-105(3)(a), recommend to the Colorado Wildlife Commission support for the Division of Wildlife's proposal to exchange fee title for a portion of the Bodo SWA for another fee title parcel owned by La Plata County. | |
| General Information | | | |
| Name | | Bodo SWA Shooting Range and Land Exchange | |
| Number of acres | | Approximately 46 for each parcel | |
| Location | | Approximately 2.5 miles south of Durango | |
| County | | La Plata | |
| Costs/ Source of funding | | | |
| Purchase Price | N/A | Funding Source | No funding will be necessary—this is an exchange of parcels. |
| | Fiscal Year | | N/A |
| | Line Item | | N/A |
| | Appropriation | | N/A |
| | Remaining Unexpended Balance | | N/A |
| Annual Operation Costs | \$500.00 | The annual operations costs will come from the Wildlife Management Line Item under the Division Operations Group in the Long Bill. | |

Summary of Proposal:

DOW will grant fee title of approximately 46 acres of the Bodo SWA in exchange for fee title of approximately 46 acres owned by La Plata County. The County has requested this exchange in order to develop and operate a law enforcement shooting range. The range would be used by agencies in and around La Plata County, including the La Plata County Sheriff's Department, Durango Police Department, Ft. Lewis College, Colorado State Patrol and Colorado Division of Wildlife. The acquired DOW parcel would provide better wildlife habitat and improved public hunting/recreation opportunity on the SWA than the parcel being disposed of. Both parcels have recently been appraised at \$6,100/acre each.

Land and Water Conservation Funds (LWCF) were used to acquire Bodo SWA. DOW staff is working with State Parks (administrator of these funds on behalf of the National Park Service) to determine whether a Section 6(f)(3) conversion is necessary. If it is necessary, staff will satisfy all requirements of the Section 6(f)(3) conversion prior to completing the exchange.

According to US Department of Energy resource maps referenced below, the property is approximately 10 miles from any Geothermal activity, has poor Wind potential and the second lowest potential for concentrated Solar power projects.

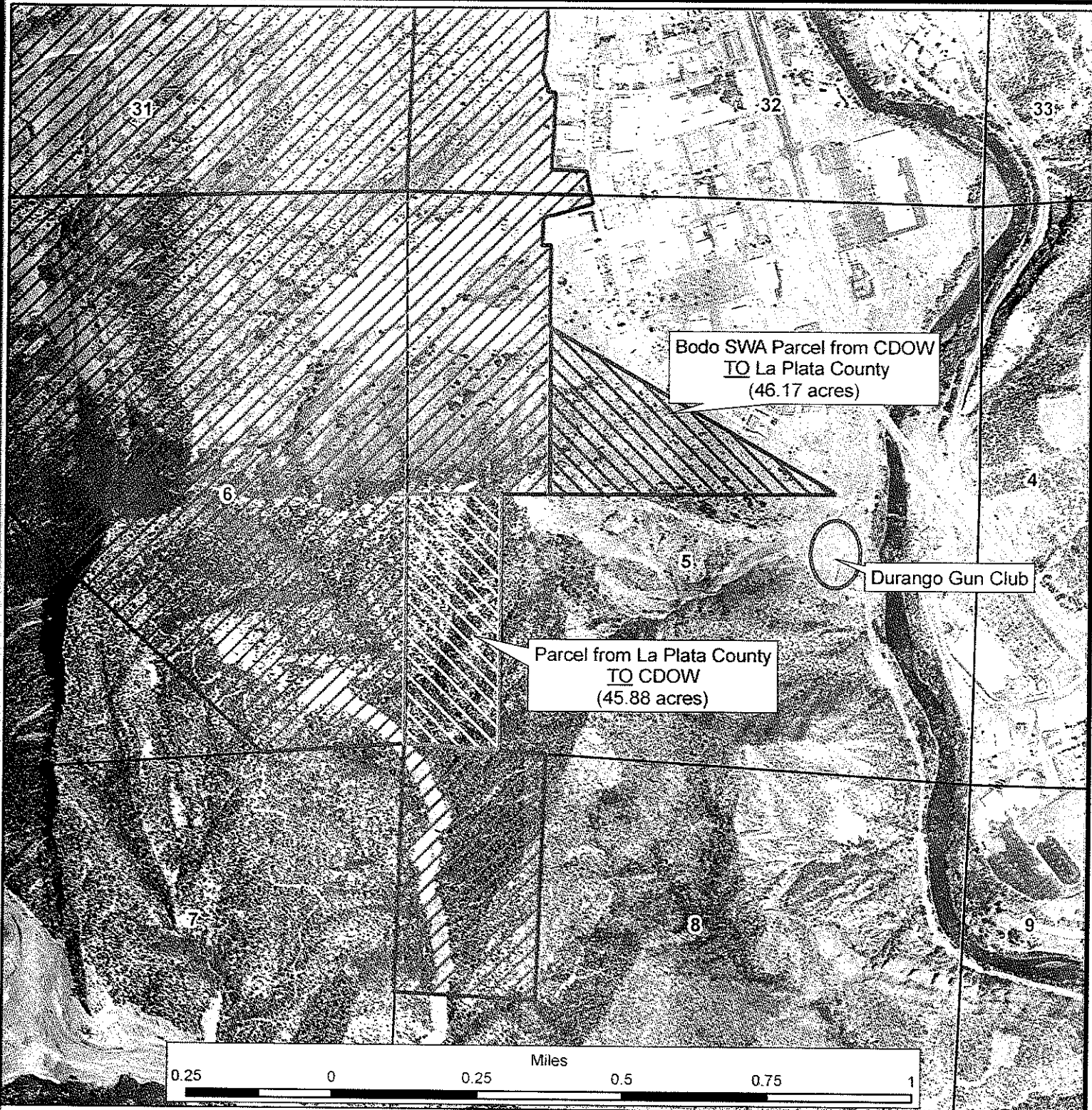
Solar: July, 2007 National Renewable Energy Laboratory (NREL), US Dept. of Energy;

Geothermal: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program;




Wind: March, 2004, Colorado Governor's Office of Energy Management and Conservation, from US Department of Energy, National Renewable Energy Laboratory.

Attachments:

- Maps
- Concurrence letters



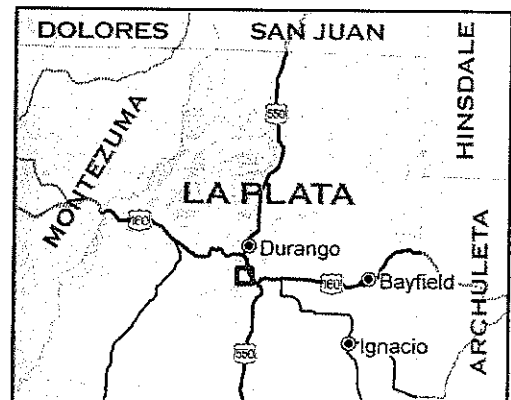
**Bodo SWA Shooting Range & Land Exchange
Project #08-038-SW**

-  Bodo SWA
-  Potential Exchange CDOW TO La Plata Co
-  Potential Exchange La Plata Co TO CDOW

Mapped By: Dawn Brownne, CDOW Wildlife GIS Group
 Projection: UTM, Zone 13; Datum: NAD 1983
 Date: January 2009



WildlifeGIS





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Senate Chamber
State of Colorado
Denver

COMMITTEES:
Member of:
Agriculture, Natural Resources &
Energy
Transportation

Division of Wildlife, Director Tom Remington
6060 Broadway
Denver, CO 80216

29 December 2008

RE: Bodo SWA/La Plata County Land Exchange

Dear Tom:

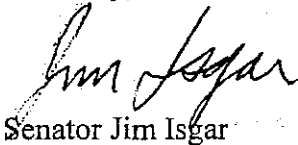
I understand that the Colorado Division of Wildlife (CDOW) is working with La Plata County to construct a law enforcement shooting range. I appreciate the willingness of the Durango Gun Club to share their facilities until La Plata County can develop a new law enforcement range.

The purpose of the exchange is to allow La Plata County to acquire a 49-acre parcel of the Bodo State Wildlife Area (SWA) to construct a law enforcement shooting range. This parcel is adjacent to the Durango Gun Club and Bodo Industrial Park. The County will exchange a portion of a County owned property, adjacent to the Durango Gun Club and Bodo SWA, but less suited for range construction.

I understand that it is in the best interest of La Plata County and CDOW to exchange properties and minimize the need for cash funding of this project. I understand that the CDOW will continue to provide payments on the exchanged property in lieu of taxes (PILT) to La Plata County through impact assistance grants.

I wish to offer my support for this project as I am an advocate of area law enforcement and of safe shooting facilities. La Plata County currently does not have a dedicated law enforcement shooting range constituting a real need for this exchange.

Sincerely,



Senator Jim Isgar

xc: Patt Dorsey, Area Wildlife Manager-Durango

State Representative
ELLEN ROBERTS
P.O. Box 3373
Durango, CO 81302
Capitol: 303-866-2914
District: 970-259-1589
E-mail: ellen.roberts.house@state.co.us



Ranking Member:
Judiciary Committee
Member:
Finance Committee
Legal Services Committee

COLORADO
HOUSE OF REPRESENTATIVES
STATE CAPITOL
DENVER
80203

Division of Wildlife, Director Tom Remington
6060 Broadway
Denver, CO 80216

April 15, 2009

RE: Bodo SWA/La Plata County Land Exchange

Dear Mr. Remington:

Manager I have spoken with your local Area Wildlife Manager, Patt Dorsey and the Assistant County Attorney Joanne Spina regarding a possible land exchange to construct a law enforcement shooting range. La Plata County currently does not have a dedicated law enforcement shooting range constituting a real need for this exchange. I appreciate that the Colorado Division of Wildlife (CDOW) and La Plata County are working together to fill this local need.

I realize that the exchange would allow La Plata County to acquire a 49-acre parcel of the Bodo State Wildlife Area (SWA) to construct a law enforcement shooting range in exchange for a County-owned parcel that is adjacent to Bodo SWA and provides great wildlife habitat. I believe this exchange would benefit La Plata County and the State.

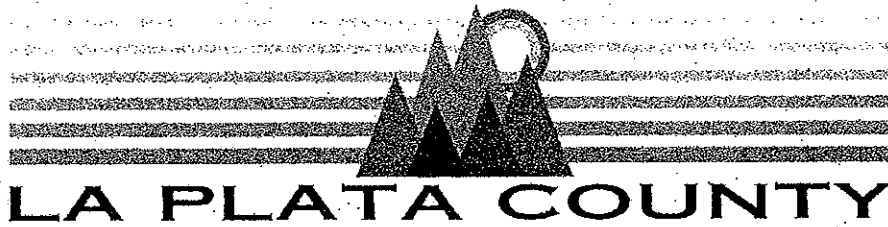
A property exchange will minimize the need for cash funding of this project, further benefitting the County and the CDOW. CDOW will continue to provide payments on the exchanged property in lieu of taxes (PILT) to La Plata County through impact assistance grants.

I support this project as an advocate of area law enforcement and of safe shooting facilities. I am grateful for the Durango Gun Club's willingness to share their facilities with local law enforcement agencies, including the County, CDOW, Fort Lewis College, State Patrol, Durango Police, etc in the interim.

Sincerely,

Representative Ellen Roberts

xc: Patt Dorsey, Area Wildlife Manager, Colorado Division of Wildlife, 151 E. 16th Street, Durango, CO 81301
Joanne Spina, Assistant County Attorney, La Plata County, 1060 E. 2nd Avenue, Durango, CO 81301



KELLIE C. HOTTER • JOELLE RIDDLE • WALLACE "WALLY" WHITE • COMMISSIONERS
PHONE 970.382.6219 • FAX 970.382.6299 • TDD 970.382.6218

May 12, 2009

Mr. Thomas E. Remington, Director
Colorado Division of Wildlife
6060 Broadway
Denver, CO 80216

Dear Mr. Remington:

La Plata County is in the process of planning for a new public safety firearms range to serve the training needs of local, state and federal law enforcement and public safety officers in the county in a safe, secure and well designed facility. In that regard, La Plata County is proposing to redevelop an existing firearms range site located on County property. A conceptual plan has been developed to improve and upgrade this site as a long-term location for the new public safety firearms range facility.

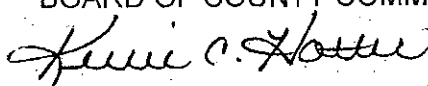
As a part of the development of a conceptual plan, we have been in discussions with the Colorado Division of Wildlife (CDOW) staff concerning a proposed land exchange that would be mutually beneficial to both agencies. The exchange would involve the County's acquiring a 49-acre parcel owned by CDOW adjacent to the County property (parcel number 566905200031) in exchange for the CDOW's acquiring a similarly sized portion of County property that is adjacent to the CDOW's other property in the Bodo Wildlife Area. This exchange would be mutually beneficial in that it will provide additional property suitable for development of the law enforcement firearms range and enable more flexibility in the layout of the range, while preserving and protecting the same amount of property in fulfillment of CDOW's mission.

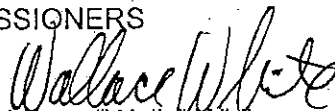
We respectfully request that the Colorado Division of Wildlife favorably consider the proposed land exchange, which we believe demonstrates wise stewardship of public resources and will provide valuable benefits to local, state and federal public safety officers and ultimately, to our constituents.


Thank you for your consideration. If you have any questions or need additional information, please contact Joanne Spina, Assistant County Manager, at 970-382-6211.

Sincerely,

LA PLATA COUNTY
BOARD OF COUNTY COMMISSIONERS


Kellie C. Hotter
Chair


Wallace "Wally" White
Vice Chair


Joelle Riddle
Commissioner