

August 14, 2014 -- Property Transaction Proposal
Colorado Parks and Wildlife
Lathrop State Park Fee Title Acquisition and Lease Amendments

Huerfano County

415 acres

Three miles west of Walsenburg

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

In the event that the [Parks and 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 questions about the report are listed below.

Action Required

Recommend support for a lease termination (\$0 for 24 acres), lease amendments (\$0 for 320 acres), and the conference of fee title (\$0 for 71 acres) for various parcels in and near Lathrop State Park.

CDC Staff Questions

None.

Capital Development Committee

August 2014—Property Transaction Proposal

Department of Natural Resources
Division of Parks and Wildlife

Action Required	Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend to the Colorado Parks and Wildlife Commission support for the Division of Parks and Wildlife's proposal to partially amend and partially terminate a 99 year lease with the City of Walsenburg and to acquire fee title to approximately 71 acres (a portion of the land currently leased by CPW from Walsenburg).
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General Information	
Name	Lathrop State Park – Lease Amendment and Partial Termination; Fee Title Acquisition. 14-008-SE
Number of acres	Approximately 415: Lease Termination – 24 acres; Lease Amendment – 320 acres (lakes); Fee Title Acquisition – 71 acres (campground and Martin Lake margins)
Location	Three miles west of Walsenburg on both sides of Highway 160
County	Huerfano

Costs / Source of Funding			
Purchase Price	Non-monetary consideration	Funding Source	N.A.
<i>Spending authority has already been approved for this project in the Long Bill.</i>			
	Fiscal Year		
	Line Item		
	Appropriation		
	Remaining Unexpended Balance		
Annual Monitoring and Operation Costs	No additional monitoring or operational costs.		
Development Costs	No development costs.		

Summary of Proposal:

In 1965 CO Game, Fish and Parks (now CO Parks & Wildlife and referred to as CPW) leased from the City of Walsenburg for a period of 99 years property on both sides of HW 160. The leased property on the north side of HW 160 contains Martin and Horseshoe Lakes and the Yucca Campground. The property south of HW 160 was to be used for a correctional youth camp. The youth camp property south of the highway was subleased by CPW to the Department of Corrections (acting through the Division of Youth Services, now Department of Human Services and referred to as DHS) and DHS constructed a youth camp facility. Youth offenders performed park maintenance tasks at the adjacent Lathrop State Park up until the late 1990's when DHS closed the camp.

Recently, the non-profit Career Building Academy entered into a short term lease with DHS and started a successful program at the youth camp property that focuses on both vocational skills training and high school education. DHS has expressed a desire to terminate its sublease with CPW. The Career Building Academy has a strong interest in continuing its program and the City of Walsenburg views the Academy's program as a great community asset.

The current proposal is an Intergovernmental agreement between CPW, DHS and Walsenburg. The Agreement would result in the parties taking the following actions:

1. CPW, DHS and Walsenburg will terminate the lease from Walsenburg to CPW and the sublease from CPW to DHS as the lease and sublease pertain to the youth camp property south of HW 160.
2. As consideration for the lease/sublease termination, Walsenburg will convey to CPW fee title to all property north of HW 160, i.e. the Yucca Campground and the land surrounding Martin Lake (excluding the lake).
3. As further consideration for the lease/sublease termination, Walsenburg will extend the original 99 year lease for public recreational access to Martin Lake and Horseshoe Lake until May 19, 2113 (i.e. a new term of 99 years).

Additional information:

- Current use and proposed future uses:
 - The youth camp property, once used as a juvenile correctional camp, currently is occupied by Career Building Academy. Following the termination of CPW's lease and DHS's sublease, it is anticipated that Walsenburg will continue to lease to, or may sell to, the Academy, but that is Walsenburg's decision.
 - The two lakes (Martin and Horseshoe) currently are leased to CPW for public recreational access. Under the proposed lease extension, public recreational access to the lakes will be extended for a 99 year lease term.
 - The Yucca Campground property (excepting a small portion of Martin Lake), leased to CPW, currently is a public campground in Lathrop State Park. Following conveyance by Walsenburg to CPW, the Yucca Campground property will continue to be a public campground owned by CPW.
 - The Martin Lake Perimeter property (excepting Martin Lake) currently contains trails, roadways, and picnic areas within Lathrop State Park leased to CPW. Following conveyance by Walsenburg to CPW, the Martin Lake Perimeter property (now owned by CPW) will continue to be used for roads, trails and recreation.
- Date landowner purchased the Property. City of Walsenburg purchased the Section 13 parcels in 1949. It purchased the Section 18 and 19 parcels in 1953.
- If within 10 years, price paid for the Property. Purchase prices are not known.

Renewable Resources:

According to a review of the first map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. According to a review of the second map referenced below, the Property lies outside the Wind Resource Generation Development areas and within the westerly border of the "South and Southeast of Pueblo" Solar GDA.

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

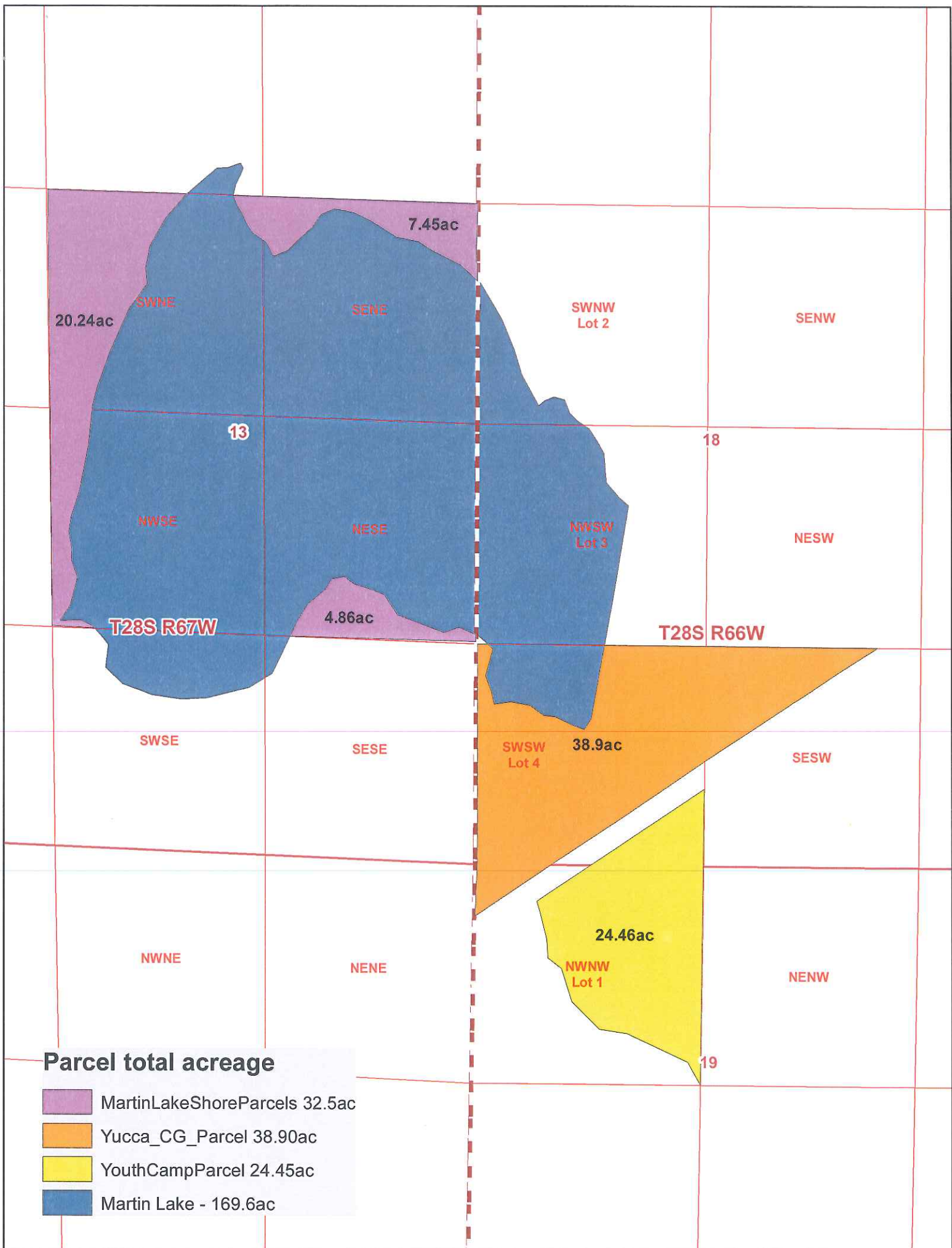
Wind and Solar: A map entitled “SB07-91 Renewable Resource Generation Development Areas” from “Renewable Energy Development Structure,” a report of the Colorado Governor’s Energy Office dated December 2009.

Mineral Interest Ownership and Potential:





Title work that would reveal mineral ownership has not yet been received. Based on existing mineral extraction in the area, the potential for mineral development appears to be low. If any mineral rights pertain to the fee title parcels to be conveyed to CPW, we will request that the deed includes those rights.

Attachments:

- Maps
- Concurrence letters
- There are no comparable sales because no appraisal was performed for the various fee title and leasehold interests, as CPW is paying no monetary consideration for them. CPW believes the fee title value for the Yucca Campground and Martin Lake perimeter properties and the value of the addition of another fifty years to the existing public access lease for the two lakes greatly exceed CPW’s value in the youth camp lease that will be terminated.



Parcel total acreage

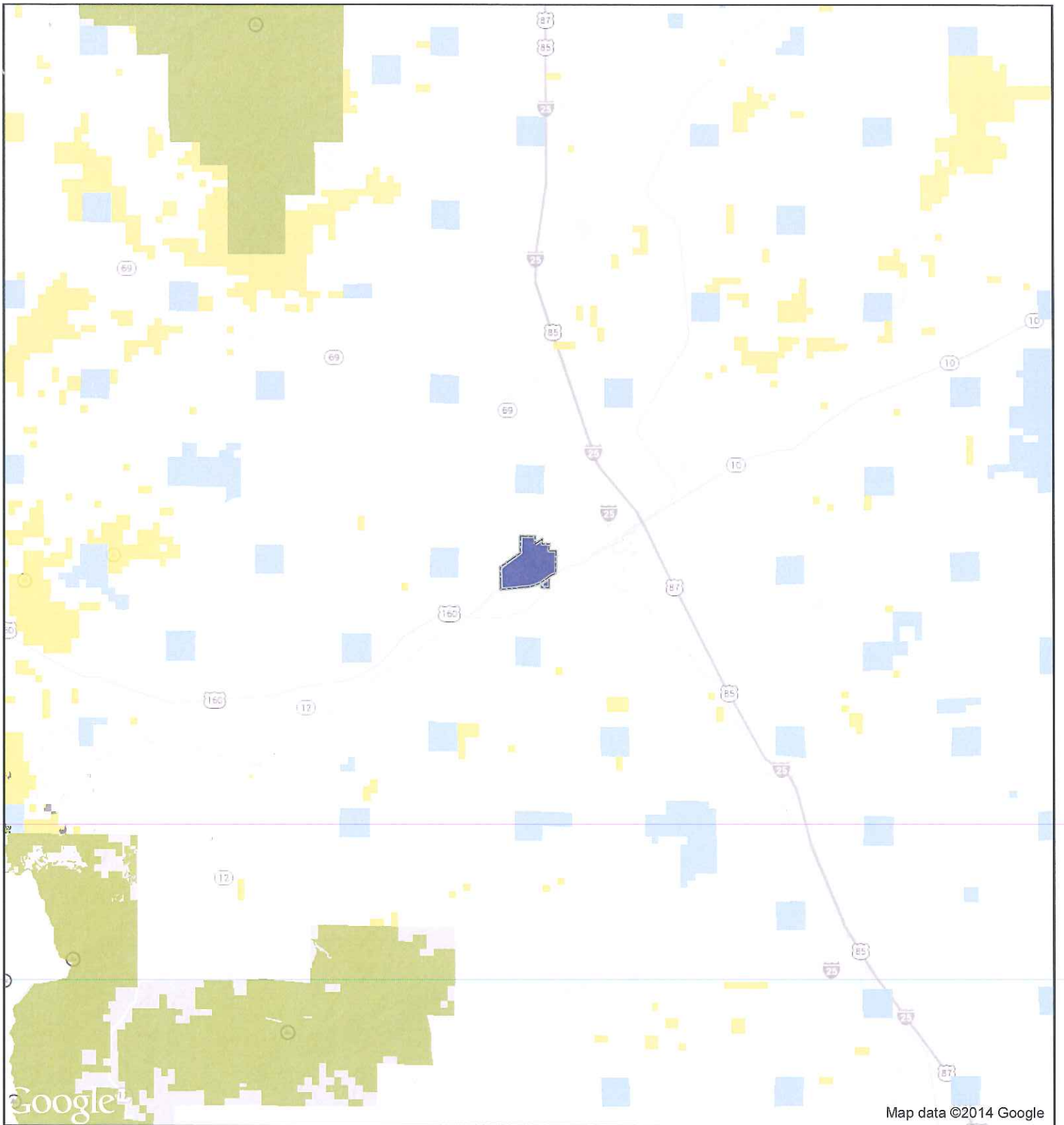
	MartinLakeShoreParcels 32.5ac
	Yucca_CG_Parcel 38.90ac
	YouthCampParcel 24.45ac
	Martin Lake - 169.6ac



**CO Parks & Wildlife/City of Walsenburg/Department of Human Services
 Fee Title Acquisition/Lease Amendment/Lease Extension
 14-008-SE
 Huerfano County**

- Lathrop State Park
- Youth Camp
- Detail Map
- Hospital





**CO Parks & Wildlife/City of Walsenburg/Department of Human Services
 Fee Title Acquisition/Lease Amendment/Lease Extension
 14-008-SE
 Huerfano County**

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| Lathrop State Park | USFS | USFWS | Land Trust |
| State | Other Federal | Tribe | NGO |
| BLM | NPS | Local | |





COLORADO

Parks and Wildlife

Department of Natural Resources

Lathrop State Park
70 County Road 502
Walsenburg, CO 81089
P 719-738-2376 | F 719-738-2388

July 10, 2014

Senator Larry Crowder
District 35
200 E. Colfax
Denver, CO 80203

Dear Senator Crowder,

In 1965 CO Game, Fish and Parks (now CO Parks & Wildlife "CPW") leased from the City of Walsenburg for a period of 99 years property on both sides of HW 160. The leased property on the north side of HW 160 contains Martin and Horseshoe Lakes and the Yucca Campground, all within Lathrop State Park. The property south of HW 160 was to be used for a correctional youth camp. The youth camp property south of the highway was subleased by CPW to the Department of Corrections, Division of Youth Services, (now Department of Human Services "DHS") and it constructed a youth camp facility. Youth offenders performed park maintenance tasks at the adjacent Lathrop State Park up until the late 1990's when DHS closed the camp and moved it to Pueblo.

Recently, the non-profit Career Building Academy entered into a short term lease with DHS and started a successful program at the youth camp property that focuses on vocational skill training and high school education. DHS desires to terminate its sublease with CPW. The Career Building Academy has a strong interest in continuing its program and the City of Walsenburg views the Academy's program as a great community asset.

The parties propose the following actions:

1. CPW and Walsenburg will terminate the lease from Walsenburg to CPW and CPW and DHS will terminate the sublease from CPW to DHS as they pertain to the former youth camp property south of HW 160. This will permit Walsenburg to deal directly with the Career Building Academy.
2. As consideration for the lease/sublease termination, Walsenburg will convey to CPW fee title to its Lathrop State Park property north of HW 160, i.e. the Yucca Campground and property around Martin Lake. Walsenburg will extend the original 99 year lease as it pertains to Martin Lake and Horseshoe Lake to allow public access to the lakes until May 10, 2113 (i.e. a new term of 99 years).



CO Parks & Wildlife requests your support for these actions. Please contact me if you have any questions. We appreciate your consideration of this matter.

Sincerely,



Jess Fisher
Park Manager
Lathrop State Park
(719) 738-2376

The State Senator for District 35 Larry Crowder concurs with / does not object to this proposal relating to Lathrop State Park


Larry Crowder, by

Date: 7/14/, 2014



COLORADO

Parks and Wildlife

Department of Natural Resources

Lathrop State Park
70 County Road 502
Walsenburg, CO 81089
P 719-738-2376 | F 719-738-2388

July 10, 2014

Representative Edward Vigil
District 62
200 E. Colfax
Denver, CO 80203

Dear Representative Vigil,

In 1965 CO Game, Fish and Parks (now CO Parks & Wildlife "CPW") leased from the City of Walsenburg for a period of 99 years property on both sides of HW 160. The leased property on the north side of HW 160 contains Martin and Horseshoe Lakes and the Yucca Campground, all within Lathrop State Park. The property south of HW 160 was to be used for a correctional youth camp. The youth camp property south of the highway was subleased by CPW to the Department of Corrections, Division of Youth Services, (now Department of Human Services "DHS") and it constructed a youth camp facility. Youth offenders performed park maintenance tasks at the adjacent Lathrop State Park up until the late 1990's when DHS closed the camp and moved it to Pueblo.

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CO Parks & Wildlife requests your support for these actions. Please contact me if you have any questions. We appreciate your consideration of this matter.

Sincerely,



Jess Fisher
Park Manager
Lathrop State Park
(719) 738-2376

The State Representative for District 62 Edward Vigil concurs with / does not object to this proposal relating to Lathrop State Park



Edward Vigil, by

Date: July 16, 2014



COLORADO

Parks and Wildlife

Department of Natural Resources

Lathrop State Park
70 County Road 502
Walsenburg, CO 81089
P 719-738-2376 | F 719-738-2388

July 10, 2014

Chairman Art Bobian
District 3
401 Main St. Ste. 201
Walsenburg, CO 81089
Huerfano County Commissioners

Dear Mr. Chairman:

In 1965 CO Game, Fish and Parks (now CO Parks & Wildlife "CPW") leased from the City of Walsenburg for a period of 99 years property on both sides of HW 160. The leased property on the north side of HW 160 contains Martin and Horseshoe Lakes and the Yucca Campground, all within Lathrop State Park. The property south of HW 160 was to be used for a correctional youth camp. The youth camp property south of the highway was subleased by CPW to the Department of Corrections, Division of Youth Services, (now Department of Human Services "DHS") and it constructed a youth camp facility. Youth offenders performed park maintenance tasks at the adjacent Lathrop State Park up until the late 1990's when DHS closed the camp and moved it to Pueblo.

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CO Parks & Wildlife requests your support for these actions. Please contact me if you have any questions. We appreciate your consideration of this matter.

Sincerely,



Jess Fisher
Park Manager
Lathrop State Park
(719) 738-2376 ext 101

The ~~Huerfano~~ Huerfano County Commissioner Art Bobian concurs with / does not object to this proposal relating to Lathrop State Park.

HUERFANO


Art Bobian, by

Date: July 18, 2014