

**November 17, 2015 -- Property Transaction Proposal
Colorado Parks and Wildlife**

Rio Blanco Lake State Wildlife Area White River City Investments, LLC Fee Title Acquisition

Rio Blanco County

39.21 acres

15 miles west of Meeker

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 the fee title acquisition of the Rio Blanco Lake State Wildlife Area White River Investments LLC Fee Title Acquisition (\$0 for 39.21 acres).

CDC Staff Notes

1. Why does White River City Investments, LLC, no longer wish to develop the property for gravelling operations?

CPW does not know why the landowner does not want to develop a gravelling operation on the property; the landowner has not shared this information with us.

2. Why does the landowner require that the transaction close in 2015?

We believe this transaction is driven by tax considerations on the part of the landowner. He has stated that he will not offer this property to CPW in 2016.

Capital Development Committee November 2015—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 acquire, for no monetary consideration, fee title to 39.21 acres of undeveloped land west of Meeker, abutting Rio Blanco Lake SWA. |
|------------------------|---|

| General Information | |
|----------------------------|---|
| Name | Rio Blanco Lake State Wildlife Area – White River City Fee Title Acquisition |
| Number of acres | 39.21 |
| Location | Abutting Rio Blanco Lake SWA 15 miles west of Meeker near the intersection of CO HW64 and CR 5. |
| County | Rio Blanco |

| Costs / Source of Funding | | | |
|---------------------------------------|---|--|------|
| Purchase Price | \$0.00 | Funding Source | N.A. |
| | <i>Spending authority has already been approved for this project in the Long Bill.</i> | | |
| | Fiscal Year | N/A | |
| | Line Item | N/A | |
| | Appropriation | N/A | |
| | Remaining Unexpended Balance | N/A | |
| Annual Monitoring and Operation Costs | No additional operating costs, but estimated annual Impact Assistance Grant payment will be \$8.97. | <i>This cost includes an annual estimated Impact Assistance Grant payment for this property.</i> | |
| Development Costs | Up to \$500 for signs. | Funding for the development costs will come from Wildlife Operations Line Item under the Division Operations Group in the Long Bill. | |

Summary of Proposal: White River City Investments, LLC has approached CPW regarding the conveyance, for no monetary consideration, of fee title to 39.21 acres of undeveloped land. This property is adjacent to the existing Rio Blanco Lake SWA and acquisition of it would extend public access on both sides of the White River. This property, which is riparian river corridor, would provide additional fishing and small game and waterfowl hunting and protected habitat for a number of species.

In order to accommodate the landowner's condition that this transaction close in 2015, this proposal is being presented to the CDC prior to its final presentation to the Colorado Parks and Wildlife Commission. The project will be presented to the Parks and Wildlife Commission

on November 20, 2015. Otherwise, it would be impossible to close this calendar year and the landowner's offer will be withdrawn.

Additional information:

- Current use and proposed future use. The property is an undeveloped portion of a gravelling operation on the south side of the White River. Its future use will be as an extension of the riparian habitat protection at Rio Blanco Lake SWA and public access for fishing and small game and waterfowl hunting.
- Date landowner purchased the Property: 2013.

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 Central Solar Power and the Wind Resource Generation Development areas.

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

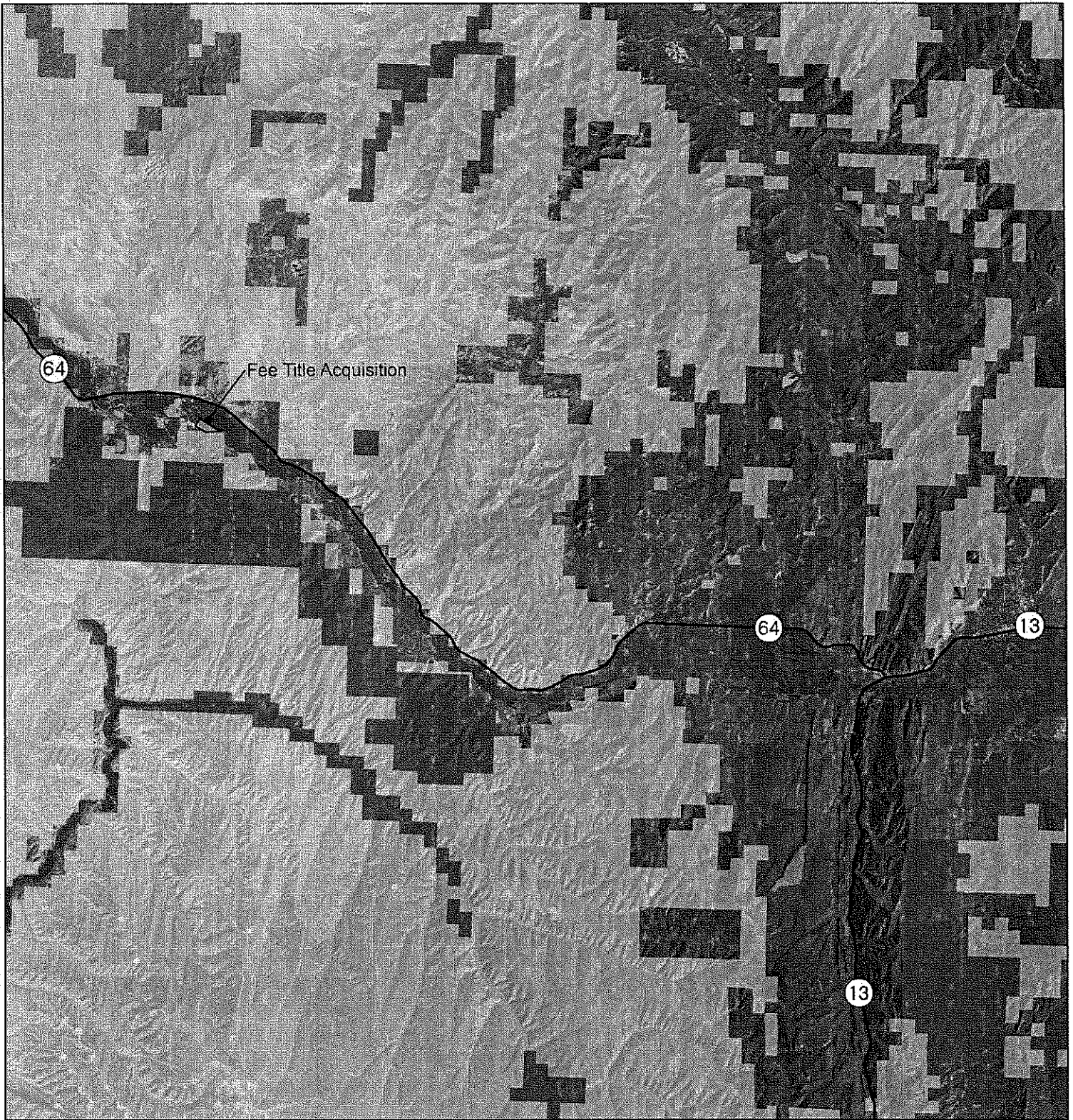
Wind and Solar: A map entitled "SB07-91 Renewable Resource Generation Development Areas" from "Renewable Energy Development Structure," a report of the Colorado Governor's Energy Office dated December 2009.

Mineral Interest Ownership:

Surface ownership, including the right to extract sand and gravel, will be transferred to CPW. Oil, gas and other mineral rights were severed from the surface ownership in the 1920s. Because the property borders both sides of the White River, it is unlikely removal of any subsurface minerals (i.e. oil or gas) from the surface of the property would be approved by the State or County.

Attachments:

- Map
- Concurrence letters
- No comparables (no appraisal required)

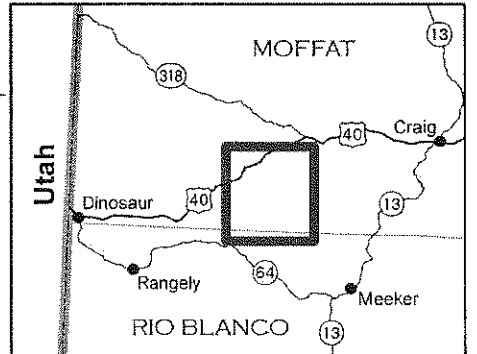
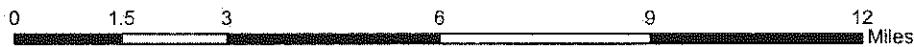


GIS Unit

**Rio Blanco Lake SWA / Fee Title Acquisition
from White River City Investment, LLC
15-047-NW | Rio Blanco County**



- Fee Title Acquisition
- CPW Property and Easements
- Bureau of Land Management







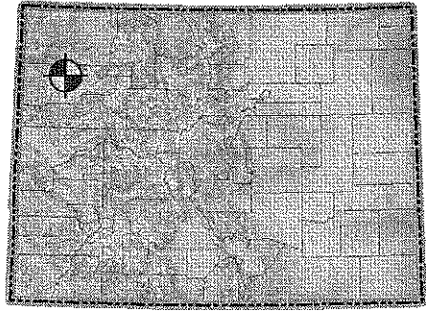
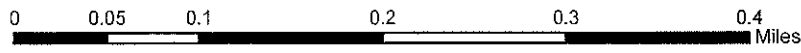
GIS Unit

Rio Blanco Lake SWA / Fee Title Acquisition from White River City Investment, LLC

15-047-NW | Rio Blanco County

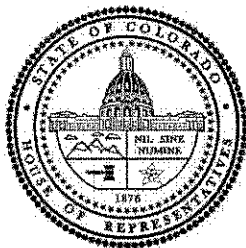


-  Fee Title Acquisition
-  State Wildlife Areas



State Representative
BOB RANKIN
Colorado State Capitol

200 East Colfax Avenue, Room 271
Denver, Colorado 80203
Office: 303-866-2949
Email: bob.rankin.house@state.co.us



Member:
Joint Budget Committee
Appropriations Committee

COLORADO
HOUSE OF REPRESENTATIVES
State Capitol
Denver
80203

October 17, 2015

Bill de Vergie
Colorado Parks and Wildlife
Meeker Service Center
PO Box 1181
Meeker, Co, 81641

Re: The Land Donation from White River City, LLC/Western Gravel to the Cpw

Dear Bill,

I concur with this land donation between the Colorado Parks and Wildlife and Western Gravel.

Bob Rankin
Representative, Colorado House District 57
P. O. Box 1858
Carbondale, CO 81623

RANDY BAUMGARDNER
State Senator
Majority Whip
State Capitol
200 E. Colfax Avenue
Denver, Colorado 80203
randy.baumgardner.senate@state.co.us



COMMITTEES
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Agriculture
Business, Labor and Technology

**SENATE
STATE OF COLORADO
DENVER**

Bill de Vergie
Colorado Parks and Wildlife
Meeker Service Center
PO Box 1181
Meeker, CO. 81641

Re: The Land Donation from White River City LLC/Western Gravel to the CPW.

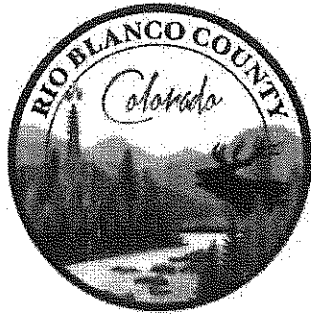
Dear Bill,

The Colorado Parks and Wildlife and Western Gravel are currently in negotiations concerning a land donation of approximately 40 acres in Rio Blanco County. The CPW would agree to protect this wildlife habitat in Rio Blanco County, Colorado and manage it for the use of the public.

I concur with this land donation between the Colorado Parks and Wildlife and Western Gravel.

A handwritten signature in cursive script that reads 'Randy Baumgardner'.

Randy Baumgardner, Senator



RIO BLANCO COUNTY
BOARD OF COUNTY COMMISSIONERS
COUNTY ADMIN BUILDING, 200 MAIN
P.O. BOX I
MEEKER, COLORADO 81641
970-878-9430

October 27, 2015

Bill deVergie
Colorado Parks and Wildlife
73485 Hwy 64
Meeker, CO 81641

Dear Bill,

This letter is to confirm your discussion with the Board of County Commissioners of Rio Blanco County during a public work session on September 28, 2015.

Colorado Parks and Wildlife submitted the attached letter requesting support for a land donation of approximately 40 acres of private land currently owned by White River City Investment, LLC/Western Gravel Corp., to Colorado Parks and Wildlife. The subject property is located approximately 15 miles west of Meeker and is adjacent to the Rio Blanco Lake State Wildlife Area.

After a review and discussion, the Board of County Commissioners hereby confirms approval of the transfer of the subject lands.

If you have any questions, or need anything further, please contact me.

Sincerely,


Jeffrey D. Eskelson,
Chairman

JON D. HILL
Chairman

JEFFREY D. ESKELSON
Commissioner
hoccc@co.rio-blanco.co.us

SHAWN J. BOLTON
Commissioner