

June 22, 2015 -- Property Transaction Proposal
Colorado Parks and Wildlife
Glenwood Springs Service Center Fee Title Acquisition

Garfield County

4 acres

Four miles west of Glenwood Springs

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 Glenwood Springs Service Center property.

CDC Staff Notes

An appropriation for the cost of the acquisition was included in House Bill 15-1310. The committee favorably recommended the bill on March 19, 2015.

Capital Development Committee June 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 fee title to land in Garfield County which is the site of the CPW Area 8 Service Center.
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General Information	
Name	Glenwood Springs Service Center Fee Title Acquisition
Number of acres	4
Location	Approximately four miles west of Glenwood Springs (I-70 Exit 109)
County	Garfield

Costs / Source of Funding			
Purchase Price	\$552,500	Funding Source	Wildlife Cash
	<i>Spending authority was approved for this project through HB 15-1310.</i>		
	Fiscal Year	2015 Legislative Session	
	Line Item	HB 15-1310	
	Appropriation	\$552,500	
	Remaining Unexpended Balance	\$552,500	
Annual Monitoring and Operation Costs	Current annual property maintenance is \$5,000-6,000.	Funding for annual monitoring and operations costs of the property will come from Wildlife Management Line Item under the Division Operations Group in the Long Bill. This cost includes an annual estimated Impact Assistance Grant payment in the amount of \$2.52 for this property.	
Development Costs	\$0.00 - CPW has fully-developed the property as the Area 8 Service Center with offices, parking and storage.		

Summary of Proposal:

CPW wishes to exercise, prior to September 1, 2015, CPW's option to purchase, from the Colorado Wildlife Heritage Foundation, Inc., fee title to the 3.792 acres of land which is the site of CPW's Glenwood Springs / Area 8 Service Center.

In 2010 the Colorado Wildlife Heritage Foundation, Inc. purchased 3.792 acres of vacant land on I-70 in Garfield County which now is the site of the Area 8 Service Center. The Foundation leased the ground to CPW (then the Division of Wildlife) and CPW constructed an Area Service center on the site. The 2010 lease included an Option to Purchase whereby CPW could acquire from the Foundation fee title to the property. The Option terms allow CPW to purchase the property for the sum of \$552,500 if CPW exercises its option on or before September 1, 2015. Thereafter the Option continues, but CPW would have to pay the value of the property as

appraised at a future (post-September 1, 2015) date. CPW currently is paying \$33,150 in annual rent for the land.

Note: Approval for the original Lease/Option Agreement was granted by the Wildlife Commission on June 10, 2010 and the Capital Development Committee on August 2, 2010. It was understood by both boards that, in the event CPW wished to exercise its Option to Purchase, then CPW would return to both the PWC and the CDC for future approvals.

H.B. 15-1013, authorizing the purchase of the property and appropriating Wildlife Cash funds for the purchase, was passed by the Colorado General Assembly in the 2015 session.

According to a review of the first map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, 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.

Current and Proposed Future Uses. Since CPW developed the property four years ago, it has been used as the Area 8 Service Center. That use will continue in the future.

Attachments:

- Map
- Concurrence letters
- Three (3) comparables from appraisal

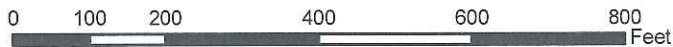


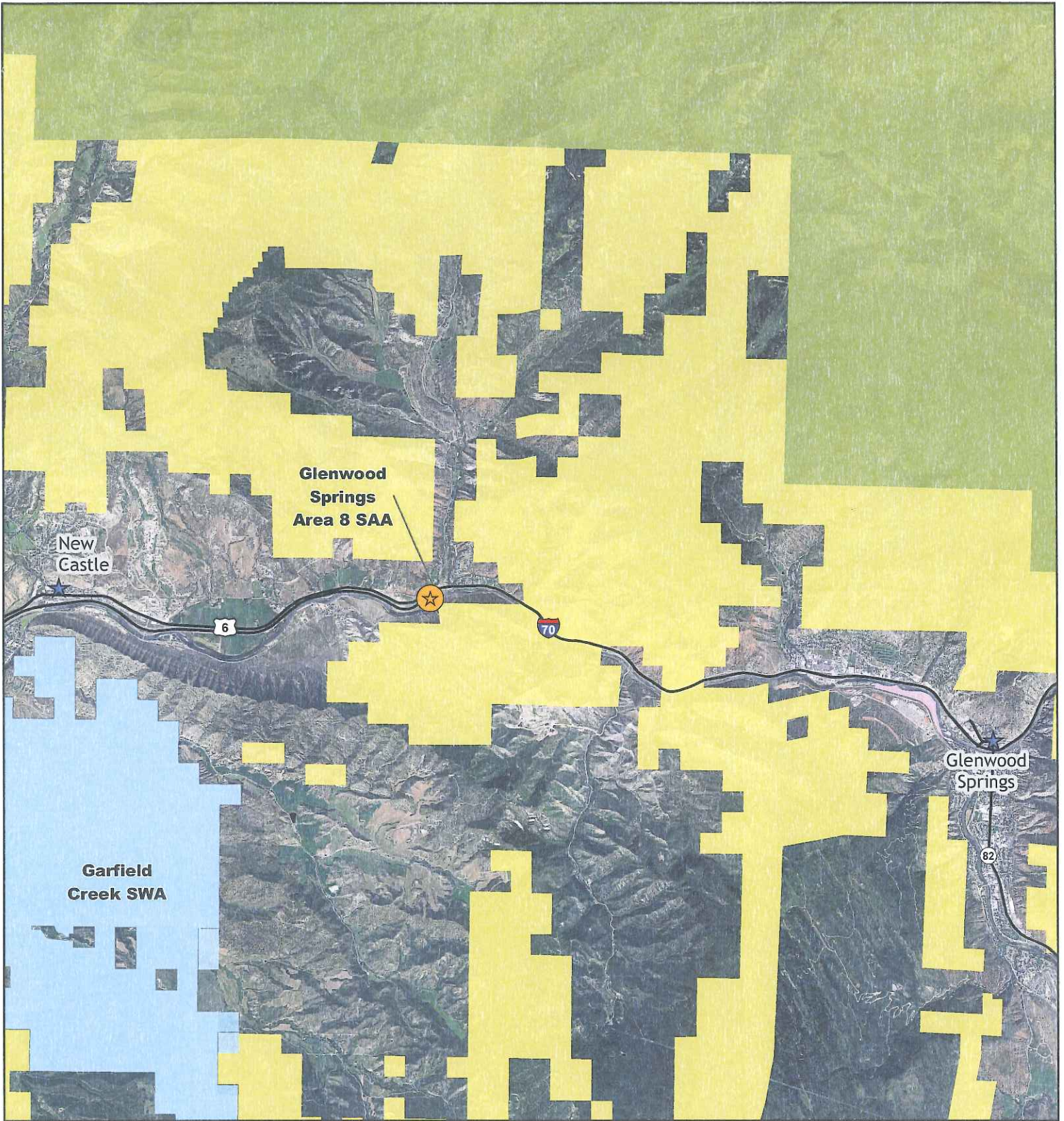
Source: Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Area 8 (Glenwood Springs) Service Center
Fee Title Acquisition from the
Colorado Wildlife Heritage Foundation
 15-012-NW / Garfield County

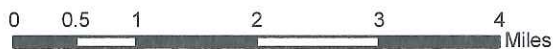
 Glenwood Springs Area 8 SAA





**Area 8 (Glenwood Springs) Service Center
Fee Title Acquisition from the
Colorado Wildlife Heritage Foundation
15-012-NW / Garfield County**

- ★
- Glenwood Springs Area 8 SAA
State
USFS
- CPW Property and Easements
BLM
Local



State Senator
Randy Baumgardner
200 E. Colfax Ave, rm 266
Denver CO 80203
303-866-5292
randybaumgardner@gmail.com



Majority Whip
Chair: Transportation Committee
Vice Chair: Capital Development
Committee
Member: Agriculture, Natural
Resources & Energy
Business, Labor & Technology

**COLORADO
SENATE**
State Capitol
Denver
80203

June 4, 2015

Ron Velarde
Northwest Regional Manager
Colorado Parks and Wildlife
711 Independent Ave.
Grand Junction, CO 81505

Dear Mr. Velarde:

I am writing in support of the Colorado Parks and Wildlife (CPW) exercising its purchase option with Colorado Wildlife Heritage Foundation for the acquisition of the property the current Area 8 Service Center resides on.

The purchase agreement allows CPW to acquire the property for \$552,500 if the option is exercised by September 1, 2015. After 9/1/2015 CPW still would have an option, but the purchase price would be the appraised value, which would definitely be much higher than the \$552,500 price tag. Therefore common sense would be to complete this purchase prior to September 1, 2015.

Because hunting, fishing and other wildlife related activities contribute millions of dollars each year to the local economy it is important to have a customer service center on the I-70 corridor to service CPW constituents.

I appreciate the opportunity to provide my support for this land acquisition.

Sincerely,

Randy Baumgardner
State Senator-District

State Representative
BOB RANKIN
Colorado State Capitol
200 East Colfax Avenue, Room 307
Denver, Colorado 80203
Office: 303-866-2949
Email: bob.rankin.house@state.co.us



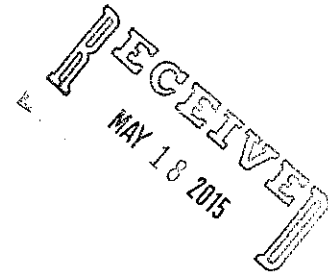
Member:
Appropriations Committee
Joint Budget Committee

COLORADO
HOUSE OF REPRESENTATIVES

STATE CAPITOL
DENVER
80203

May 12th, 2015

Ron Velarde
Northwest Regional Manager
Colorado Parks and Wildlife
711 Independent Ave.
Grand Junction, CO 81505



Dear Mr. Velarde:

I am writing in support of the Colorado Parks and Wildlife (CPW) exercising its purchase option with Colorado Wildlife Heritage Foundation for the acquisition of the property the current Area 8 Service Center resides on.

The purchase agreement allows CPW to acquire the property for \$552,500 if the option is exercised by September 1, 2015. After 9/1/2015 CPW still would have an option, but the purchase price would be the appraised value, which would definitely be much higher than the \$552,500 price tag. Therefore common sense would be to complete this purchase prior to September 1, 2015.

Because hunting, fishing and other wildlife related activities contribute millions of dollars each year to the local economy it is important to have a customer service center on the I-70 corridor to service CPW constituents.

I appreciate the opportunity to provide my support for this land acquisition.

Sincerely,

Bob Rankin
State Representative-District 57

Tom Jankovsky

District 1

John Martin, Chair

District 2

Mike Samson, Chair Pro Tem

District 3



May 28, 2015

Colorado Wildlife Heritage Foundation
Attention: Ron Velarde
711 Independent Avenue
Grand Junction, CO 81505

Delivered via regular mail and email to ron.velarde@state.co.us

Subject: Colorado Parks and Wildlife (CPW) purchase of property located at 88 Wildlife Way, Glenwood Springs, CO 81601

Dear Mr. Velarde:

The Garfield County Board of County Commissioners is writing to express its support for the Colorado Parks and Wildlife to purchase the property located at 88 Wildlife Way, Glenwood Springs, CO 81601.

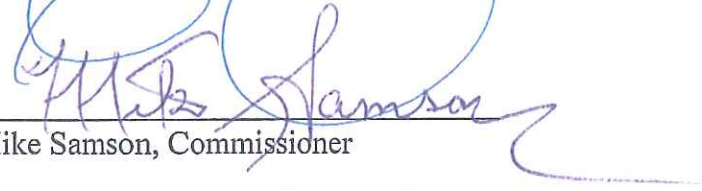
We understand the DOW/CPW constructed massive site improvements, office and support buildings on the property and has been renting the land from CWHF under a lease/option. The option portion of the agreement allows CPW to purchase the property in the amount of \$552,500.00 prior to September 1, 2015. The CPW has decided to move forward with the exercise of this option prior to the September 1, 2015 deadline.

We strongly endorse this effort.


Sincerely,



John Martin, Commissioner Chairman



Mike Samson, Commissioner



Tom Jankovsky, Commissioner

Glenwood Spring Service Center – 15-012-NW

Real Estate Comparables from Appraisal with Effective Date
of May 25, 2015
(Comparables are for land value only)

Sale No. 1

Sale Date: June 19, 2013

Acreage: 1.99

Location: New Castle

Per acre value: \$87,940

Sale No. 2

Sale Date: August 24, 2010

Acreage: 3.79

Location: I-70, Exit 109 west of Glenwood Springs (subject property – Area 8 Service Center)

Per acre value: \$156,250

Sale No. 3

Sale Date: November 2, 2012

Acreage: 3.43

Location: CR 138, 0.6 miles west of I-70, Exit 109 (Canyon Creek)

Per acre value: \$102,041

Note: The appraiser, Dave Peterson, used the five-year-old sale of the subject property as a comparable because (due to the scarcity of many other comparable sales) he felt the subject property sale was the most indicative of value.



CHAPTER 335

GOVERNMENT - STATE

HOUSE BILL 15-1310

BY REPRESENTATIVE(S) Rankin, Becker K., Brown, Court, Hamner, Mitsch Bush, Pettersen, Ryden, Thurlow, Vigil, Hullinghorst, Kagan, Pabon;
also SENATOR(S) Baumgardner, Jones.

AN ACT

CONCERNING THE AUTHORITY OF THE DIVISION OF PARKS AND WILDLIFE TO ACQUIRE REAL PROPERTY FOR THEIR GARFIELD COUNTY ADMINISTRATIVE OFFICE AND PUBLIC SERVICE CENTER, AND, IN CONNECTION THEREWITH, MAKING AN APPROPRIATION.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. Legislative declaration. (1) The general assembly finds that:

(a) The division of parks and wildlife (division) maintains an administrative office and public service center in Garfield county. The department of natural resources owns the building and surface improvements for the benefit of the division of parks and wildlife and the parks and wildlife commission, but the land on which the building and improvements are located, approximately 3.8 acres, is owned by the Colorado Wildlife Heritage Foundation. The department leases the land from the Colorado Wildlife Heritage Foundation under a ten-year lease that ends in 2020.

(b) The department of natural resources also holds an agreement with the Colorado Wildlife Heritage Foundation that gives the division the option to purchase the land for a price of \$552,500 provided the option is exercised prior to September 1, 2015. The option continues after that date but the purchase price for the land will be based on a market value appraisal.

(c) The division believes the market value is currently in excess of \$552,500;

(d) The division wishes to acquire fee title to the land in order to eliminate the need to lease the land and to eliminate the annual lease payments;

Capital letters indicate new material added to existing statutes; dashes through words indicate deletions from existing statutes and such material not part of act.

(e) The Colorado Wildlife Heritage Foundation wishes to sell the land;

(f) Section 33-1-105.5 (7), Colorado Revised Statutes, grants the parks and wildlife commission the authority to acquire fee title interest in real property without using a bid process if the purchase is approved by the general assembly acting by bill;

(g) Section 33-1-102 (10), Colorado Revised Statutes, specifies that the "division" means the division of parks and wildlife and its employees, and, when necessary, allows the term to refer to the parks and wildlife commission.

SECTION 2. Division of parks and wildlife authority to acquire real property. (1) The state of Colorado, acting by and through the division of parks and wildlife, is authorized to purchase real property located on the southerly side of Interstate 70 Exit 109, in Garfield county, being a 3.792 acres tract in Section 35, Township 5 South, Range 90 West of the 6th Principal Meridian. The real property will be acquired by the division of parks and wildlife for the division's administrative office and public service center.

(2) The real property may be acquired by the division of parks and wildlife for the sum of five hundred fifty-two thousand five hundred dollars (\$552,500).

(3) The real property may not be subject to any restrictive covenants, contracts, or zoning requirements that restrict public access to the property or restrict any alternative state use of the property.

(4) The state controller must approve all agreements relating to the purchase of the real property prior to closing.

(5) Any title to real property received by the division of parks and wildlife will be held by the state for the benefit and use of the division of parks and wildlife.

SECTION 3. Capital construction appropriation. For the 2015-16 state fiscal year, \$552,500 is appropriated to the department of natural resources for use by the division of parks and wildlife. This appropriation is from the wildlife cash fund created in section 33-1-112 (1), C.R.S. To implement this act, the division of parks and wildlife may use this appropriation for capital construction related to the acquisition of real property authorized in section 2 of this act.

SECTION 4. Safety clause. The general assembly hereby finds, determines, and declares that this act is necessary for the immediate preservation of the public peace, health, and safety.

Approved: June 5, 2015