

Sep. 8, 2010 -- Property Transaction Proposal

Division of Wildlife

Cliff Fee Title Acquisition

Pueblo County

279 acres

20 miles west of Pueblo

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 purchase of the Cliff Fee Title Acquisition (\$227,000 CF for 279 acres).

CDC Staff Questions

1. What is the planned future of this property?

The property will be utilized for wildlife related recreation, which includes hunting and wildlife viewing. It will also be conserved for the valuable habitat that it provides for the wildlife species on the property.

2. Did the division seek a conservation easement for the property in lieu of a fee title acquisition?

The DOW talked with the landowner about selling a conservation easement, but the landowner was only interested in selling her land via fee title transfer.

Capital Development Committee September 2010—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 acquire a 279 acre property from Rex L. Clift, Inc.		
General Information			
Name	Rex L. Clift, Inc. – Fee Title Acquisition		
Number of acres	279		
Location	Twenty miles west of Pueblo and two miles north of State Highway 96		
County	Pueblo		
Costs / Source of Funding			
Purchase Price	\$227,000	Funding Source*	Funding GOCO and Habitat Stamp – will be a 60:40 split between the two sources.
GOCO			
GOCO funds are not appropriated in the Long Bill			
	Fiscal Year	GOCO Resolution Dec. 2007	
	Grant	GOCO08729	
	Grant Amount	\$12,000,000	
	Remaining Unexpended Balance	\$5,446,654	
Wildlife Cash – Habitat Stamp			
Spending authority has already been approved for this project in the Long Bill			
	Fiscal Year	09-10	
	Line Item	Property Acquisition	
	Appropriation	\$4,500,000	
	Remaining Unexpended Balance	\$3,082,184.50	
Annual Operation Costs	\$200.00 staff time, travel costs, etc.	The annual operations costs will come from the Wildlife Management Line Item under the Division Operations Group in the Long Bill.	
Development Costs	\$500 for signs	The development costs will come from the Wildlife Management Line Item under the Division Operations Group in the Long Bill.	

The purpose of this transaction is to acquire fee title ownership of 279 acres owned by Rex L. Clift, Inc. in Pueblo County.

This property hosts exceptional habitat for numerous species of big game, including: pronghorn, white-tailed deer, mule deer, elk, and black bear. Other game species present are turkey, quail, cottontails, prairie dogs, mourning doves, coyotes, and bobcat. A locally protected and non-hunted population of Bighorn Sheep inhabits adjacent canyon country and occasionally ranges onto this property.

Essential features for wildlife on this property are the riparian and wetland components of the landscape. Rush Creek and Red Creek are the primary riparian corridors, both flowing into the Arkansas River, through the Pueblo State Wildlife Area.

This project will also protect large, intact habitat for grassland species of concern, including, black-tailed prairie dog, burrowing owl, ferruginous hawk, long-billed curlew, swift fox, and mountain plover. The triploid checkered whiptail, with worldwide distribution limited to a few local counties, is another species of concern that exists on this property.

This property lies within a large expanse of unbroken and undeveloped shortgrass and pinion-juniper landscapes that lie west of Pueblo and south of Pueblo Reservoir SWA. These landscapes are vital to numerous species of wildlife ranging from large mammals to small fish. Cattle ranching is the primary land use in this area. Several drainages (including major drainages of Red Creek and Rush Creek) on this property connect to the Arkansas River and serve as movement corridors for wildlife to move to and from the river. The northern parcel of this property adjoins Pueblo State Wildlife Area to the north. The southern two parcels of this property are mostly surrounded by the El Estates de Dos Hermanas property.

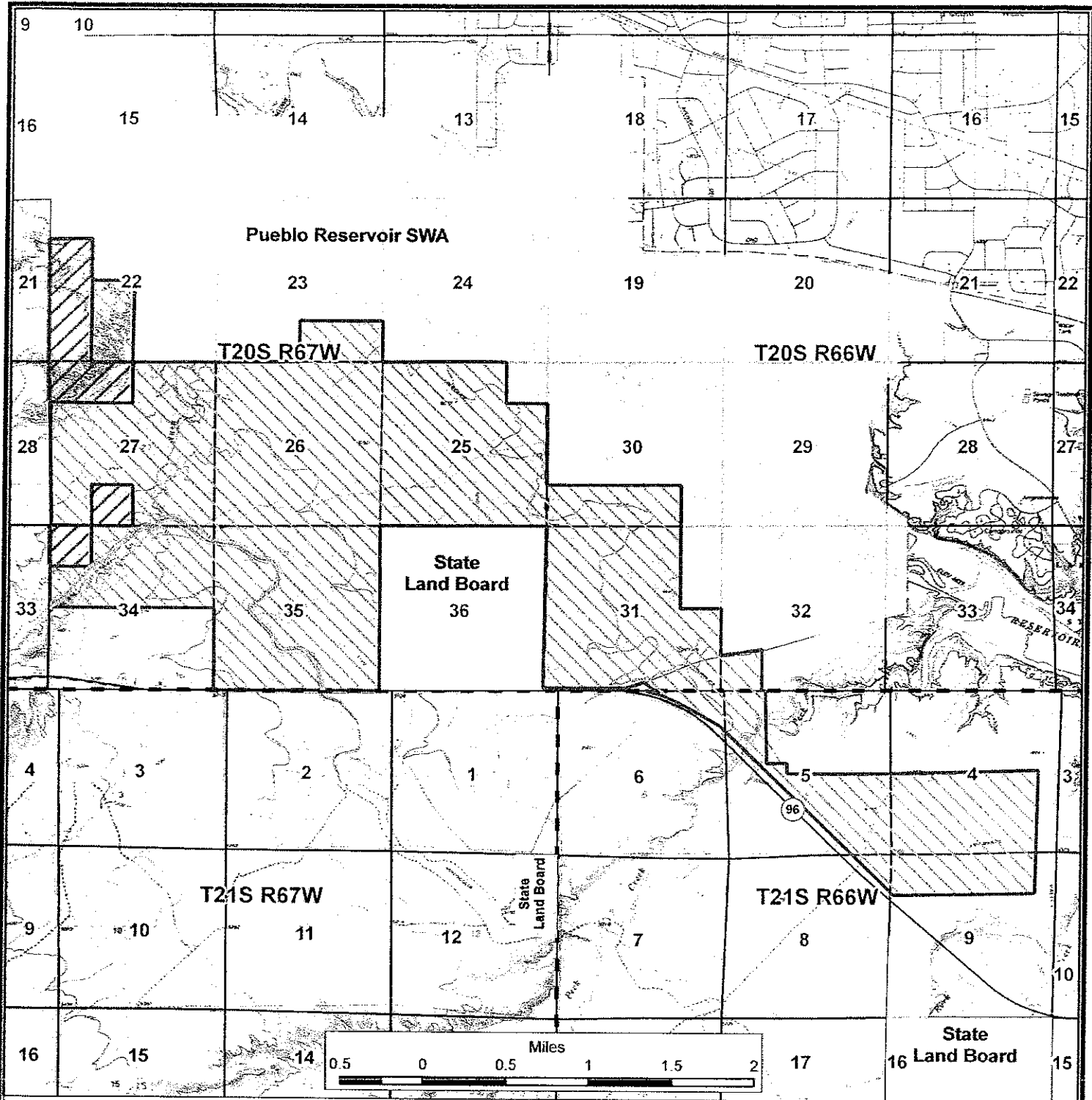
According to the map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, according to the map below, the Property lies outside the Central Solar Power and the Wind Resource Generation Development areas.

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;




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

Attachments:

- Map
- Concurrence letters

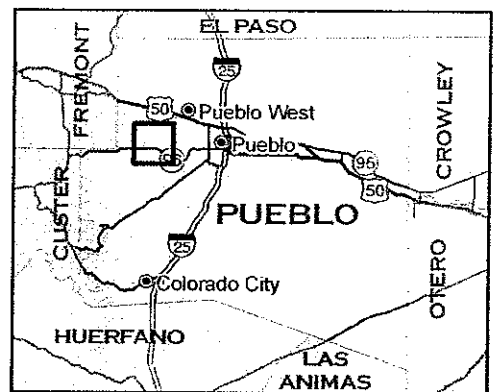


**El Estates de dos Hermanas 2009 RFP Project
Project #09-062-SE**

-  El Estates de dos Hermanas Private
-  Clift Property State
-  Minnequa Canal Property



Mapped By: Dawn Brownne
 CDOW Wildlife GIS Group
 Projection: UTM, Zone 13
 Datum: NAD 1983
 Date: July 2010



STATE OF COLORADO

Bill Ritter, Jr., Governor
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF WILDLIFE

AN EQUAL OPPORTUNITY EMPLOYER

Thomas E. Remington, Director
6060 Broadway
Denver, Colorado 80216
Telephone: (303) 297-1192
wildlife.state.co.us



*For Wildlife-
For People*

August 17, 2010

Representative Edward Vigil
PO Box 642
Alamosa, CO 81101

RE: Fee Title purchase of two properties in Pueblo County, as follows:

Rex L. Clift, Inc. – 279 acres – owned by Constance P. Freeman

El Estates de Dos Hermanas – 4069 acres – owned by Gary and Judy Tatsch

Dear Representative Vigil:

The Colorado Division of Wildlife (CDOW) is working with Constance P Freeman and Gary and Judy Tatsch to purchase adjacent properties they own. The Clift (Freeman) property consists of approximately 279 acres and the El Estates de Dos Hermanas (Tatsch) property consists of approximately 4069 acres. Both properties border each other and are approximately 10 miles west of the city of Pueblo in Pueblo County. Both properties border the Pueblo State Wildlife Area just west of Lake Pueblo (see attached Map). This effort is largely to secure habitat for short grass prairie species, big game (deer, elk, and pronghorn) and a variety of small game, migratory birds, and other wildlife species including some threatened species. This effort will also increase wildlife recreation opportunities around Lake Pueblo.

We are requesting a letter of concurrence from you for the fee title acquisition of the properties. The purchase of both properties has previously been approved through a separate RFP process. This letter will be included in the real estate package sent to members of the Capital Development Committee for their consideration.


I have also sent a similar request to Senator Angela Giron, Representative Buffy McFadyen and the Pueblo Board of County Commissioners. If you concur with the project please forward a copy of this letter with your signature below to: Michael Trujillo, Colorado Division of Wildlife, 600 Reservoir Road, Pueblo, CO 81005, Fax: (719) 561-5321. The DOW would like to present these fee title acquisitions to the CDC on September 8, 2010. It would be extremely helpful if the letter were to me by August 27, 2010.

The purchase of the both properties will help protect a large block of important wildlife habitat.

DEPARTMENT OF NATURAL RESOURCES, Mike King, Executive Director
WILDLIFE COMMISSION, Tim Glenn, Chair • Robert Streeeter, Vice Chair • Mark Smith, Secretary
Members, David R. Brougham • Dennis Buechler • Dorothea Farris • Allan Jones • John Singletary • Dean Wingfield
Ex Officio Members, Mike King and John Stulo

If you have any questions, please contact me at (719) 561-5303. Thank you for your consideration and support.

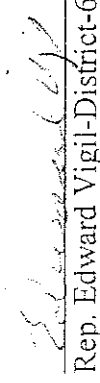
Sincerely,



Michael Trujillo
Area Wildlife Manager-Pueblo

cc: Bob McCarty-DOW Real Estate
Dan Prenzlów, SE Region Manager
Gretchen Holschuh, DWM
Constance P Freeman
Gary Tatsch

I agree with the above referenced acquisition of both properties by the Division of Wildlife from Constance P Freeman and Gary Tatsch. The acquisitions are designed to protect wildlife habitat including short grass prairie species habitat and enhance wildlife recreation.

 8/24/2010
Date

Rep. Edward Vigil-District-62

STATE OF COLORADO

Bill Ritter, Jr., Governor

DEPARTMENT OF NATURAL RESOURCES

DIVISION OF WILDLIFE

AN EQUAL OPPORTUNITY EMPLOYER

Thomas E. Remington, Director

6060 Broadway

Denver, Colorado 80216

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*For Wildlife-
For People*

August 17, 2010

Pueblo Board of County Commissioners
215 West 10th Street
Pueblo, CO 81003

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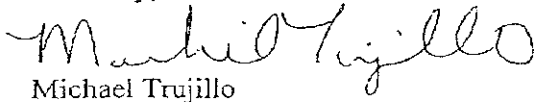
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Ex Officio Members, Mike King and John Stulp

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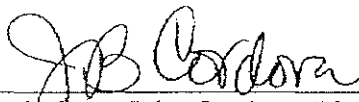
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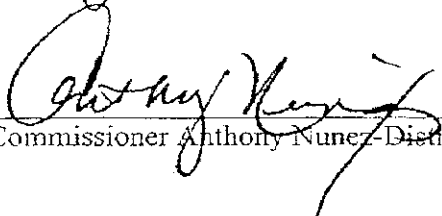
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 23 Aug 10

Commissioner Jeff Chostner-District-3 Date

 Aug 25, 2010

Commissioner John Cordova-District-2 Date

 8/25/10

Commissioner Anthony Nunez-District-1 Date

STATE OF COLORADO

Bill Ritter, Jr., Governor
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF WILDLIFE

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*For Wildlife-
For People*

August 17, 2010

Senator Angela Giron
1910 court Street
Pueblo, CO 81003

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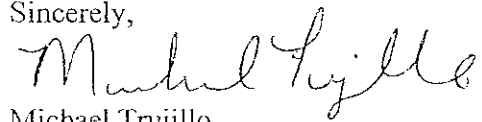
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Constance P Freeman
Gary Tatsch

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8/25/10
Date

Senator Angela Giron-District-3

STATE OF COLORADO

Bill Ritter, Jr., Governor

DEPARTMENT OF NATURAL RESOURCES

DIVISION OF WILDLIFE

AN EQUAL OPPORTUNITY EMPLOYER

Thomas E. Remington, Director

6060 Broadway

Denver, Colorado 80216

Telephone: (303) 297-1192

wildlife.state.co.us



*For Wildlife-
For People*

August 26, 2010

Representative Tom Massey

Fax 719-539-4512

RE: Fee Title purchase of two properties in Pueblo County, as follows:

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Dear Representative Massey:

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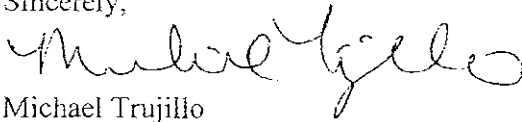
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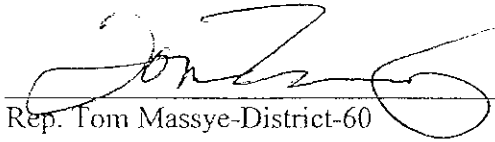
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Rep. Tom Massye-District-60

8/28/10
Date