

**May. 20, 2013 -- Property Transaction Proposal**  
**Colorado Parks and Wildlife**  
*State Land Board Interagency Lease Agreement*

Statewide

481,630 acres

---

**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 10-year public access lease between the division and the State Land Board (\$812,553 CF for the first year for 481,630 acres).

---

**CDC Staff Questions**

None.



## Capital Development Committee May, 2013—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 enter into a new lease with the State Land Board for ten years to provide for public access to approximately 481,630 acres of State Land Board land which have been identified to have wildlife recreational values for the public. This lease will provide a frame work which allows new enrollments and withdrawals and amendments on an annual basis.		
<b>General Information</b>			
Name	State Trust Lands Public Access Program Lease		
Number of acres	481,630		
Location	Statewide		
County	Statewide		
<b>Costs / Source of Funding</b>			
Purchase Price	\$812,553.37 for FY 2013. \$1.69/acre.	Funding Source	Wildlife Cash and Federal Aid
	Spending authority has already been approved for this project in the Long Bill.		
	Fiscal Year	2013-14 and beyond	
	Line Item	Wildlife Management	
	Appropriation	Dependent Upon Long Bill Appropriation	
	Remaining Unexpended Balance	Dependent Upon Long Bill Appropriation	
Annual Monitoring and Operation Costs	Approximately \$50,000.00 each year for maintenance, labor, supplies and equipment for the entire program.	Funding for the monitoring and operation costs will come from Wildlife Management Line Item under the Division Operations Group in the Long Bill.	
Development Costs	Approximately \$40,000 each year for initial signs, equipment, and labor for new enrollments each year.	Funding for the development costs will come from Wildlife Management Line Item under the Division Operations Group in the Long Bill.	

## Summary of Proposal

The enrolled tracts contain a great variety of species for wildlife-related recreation, to include fishing, hunting, and watchable wildlife. Wildlife-related opportunities provide many recreation days for both consumptive and non-consumptive users. In several cases, these tracts provide or improve access to adjacent state wildlife areas, BLM, or U.S. Forest property. Current lease expires 7/31/2013.

The ten year lease cost per acre will be subject to CPI adjustments annually.

Currently 5% of the lease cost is retained by CPW for an Enhancement Fund for new annual enrollment costs such as signage and fencing. Currently an additional \$225,000 is credited to the Enhancement Fund (28%) primarily for habitat improvement.

In this new lease, the CPI adjustment for the base year 2013 (FY14), which is the first year of the lease payment, will be reduced by 5% and for the remaining term of this lease CPW will be responsible for the fence and sign costs associated with new annual enrollments.

The \$225,000 Enhancement Fund reduction to SLB income will continue to be credited to the Enhancement Fund and allocated primarily for habitat improvement.

NO attachments to this PTP