

Jan. 22, 2013 -- Property Transaction Proposal
Colorado Parks and Wildlife

Westbank Boat Ramp Fee Title Acquisition

Garfield County

1 acre

4 miles south of Glenwood Springs and 6 miles north of Carbondale

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 Westbank Boat Ramp property (\$200,000 CF for 1 acre).

CDC Staff Questions

1. Why will it cost \$20,000 to develop an existing boat ramp/property? It appears from the property transaction proposal summary that the property's usage will remain unchanged, so why are additional signs, fencing, and other improvements required?

The Division has been leasing the property in order to provide public access to the river, including use of the existing facilities. We could not be assured, under the lease arrangement, of continued use of the property. Given that fact, it has not made sense to invest in upgrading the facilities. The existing facilities are marginally acceptable and assuming we acquire the property we feel it would be reasonable and necessary to make some improvements. In addition to improved signage and fencing, we would resurface and widen the boat ramp itself, and gravel the parking area. We would also install a more permanent and durable concrete base for the portable sanitation facility and relocate it to a more appropriate site further from the high water line.

2. Will an entrance fee be charged for use of the boat ramp?

No.

3. Will the boat ramp property be added to an existing State Wildlife Area?

The Westbank boat ramp property will not be contiguous to any existing property owned by the CPW, but administratively it will be considered part of the Roaring Fork State Wildlife Area. The Roaring Fork SWA encompasses several properties (shown on the map): the Bob Terrell parcel (fee title), the Giannetti Parcel (perpetual easement), the Wheeler Parcel (fee title), and the Burry parcel (perpetual easement).

4. How many people use the boat ramp on an average monthly or yearly basis?

During the summer months approximately 100 people use the ramp on a daily basis during the week, and 200 to 300 use it daily on weekends. Fifteen permitted fishing outfitters use this ramp daily with an average of two to three people per boat. Based on all this, an estimated 3,000 to 5,000 people use the boat ramp monthly during peak months. Annual use is estimated between 20,000 and 25,000 people.

Capital Development Committee January, 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 acquire fee title to the Westbank Boat Ramp property which will provide public access for fishing and boating on the Roaring Fork River.		
General Information			
Name	Richard Neiley, Jr. and Maria Maniscalchi		
Number of acres	1		
Location	Approximately 4 miles south of Glenwood Springs and 6 miles north of Carbondale.		
County	Garfield		
Costs / Source of Funding			
Purchase Price	\$200,000.00	Funding Source*	Habitat Stamp Funds
Wildlife Cash – Habitat Stamp	Spending authority has already been approved for this project in the Long Bill		
	Fiscal Year	2012-13	
	Line Item	Land and Water Acquisitions	
	Appropriation	\$6,500,000	
	Remaining Unexpended Balance	\$3,024,694	
Annual Monitoring and Operation Costs	\$6,000.00 (O&M for boat ramp, parking lot, and portable toilets)	Funding for the operating costs of the property will come from Wildlife Management Line Item under the Division Operations Group in the Long Bill.	
Development Costs	\$20,000.00 (Signs, Fencing, and Boat Ramp and Parking improvements/upgrades)	The development costs will come from the Wildlife Management Line Item under the Division Operations Group in the Long Bill.	
Note: The Division may alter the source of funds for individual acquisitions based on circumstances that arise in the time period prior to closing.			

Summary of Proposal

This is a 2011 Request for Proposals (RFP) project. Colorado Parks and Wildlife (CPW) will acquire fee title to the Property. There will be permanent public access for fishing and boating on the Roaring Fork River, which is considered to be a "gold medal" river and one of the premier fishing areas in the state. The project will provide anglers and recreational boaters a mid-valley launch site and approximately 500 feet of stream bank access. The Property provides the only

legal public boat launch between Glenwood Springs and Carbondale, an area which encompasses approximately 10 river miles.

The Property is bordered by the Roaring Fork State Wildlife Area to the north and east, and lies in between two other SWA's: Jackson SWA to the north and Bob Terrell SWA to the south.

The Property being acquired by CPW is a portion of a larger parcel (4.13 acres) purchased by the landowners in two separate transactions: 1.10 acres were purchased in 2005 for \$569,000 and 3.03 acres were purchased in 2007 for \$500,000.

With regard to current use of the Property, CPW has leased the property for more than 20 years for public access to the river, with annual lease payments increasing from \$1,800/yr to \$12,000/yr.

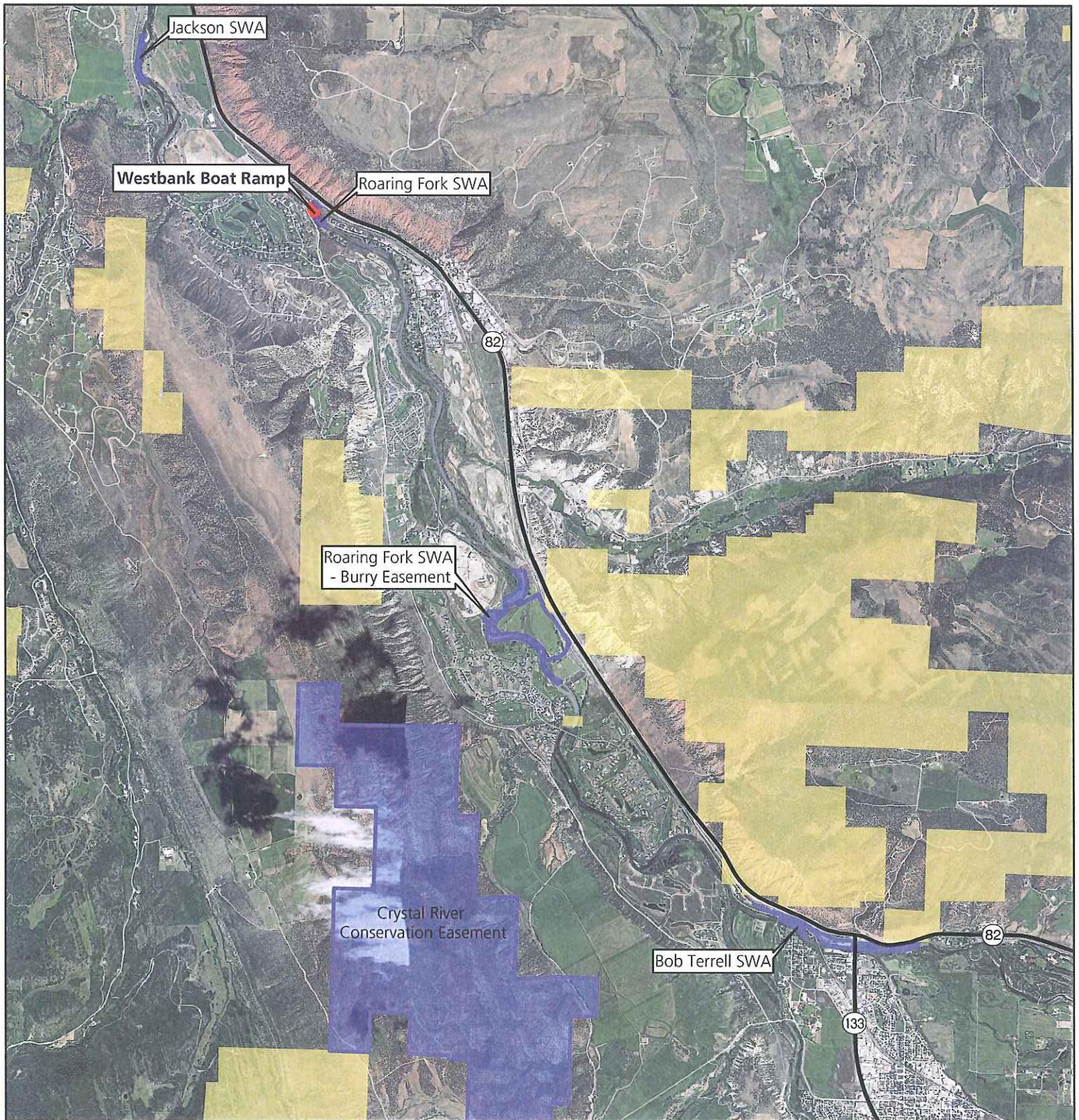
Alternative Energy: According to a review of the first map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, according to a review of the second map referenced below, the Property lies outside the Central Solar Power and the Wind Resource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

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

Wind and Solar Map: 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.

Attachments:

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



Westbank Boat Ramp

11-069-NW

- Westbank Boat Ramp
- CPW Properties and Easements
- Bureau of Land Management



JEAN WHITE
State Senator
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Denver, CO 80203
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jean.white.senate@state.co.us



COMMITTEES
Member of:
Business Affairs, Labor and Technology
Health and Human Services

**SENATE
STATE OF COLORADO
DENVER**

October 26, 2012

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

Dear Mr. Velarde:

I am writing in support of the acquisition of the Westbank Boat Ramp property in Garfield County by Colorado Parks and Wildlife (CPW). This 1-acre property, currently owned by Richard Neiley and Maria Maniscalchi, lies adjacent to the Roaring Fork River approximately 4 miles south of Glenwood Springs and 6 miles north of Carbondale.

It is my understanding that CPW is acquiring the property for use as a boat launch to provide public access to the river for fishing. Although the project to purchase fee title was submitted to CPW in 2011, CPW has leased the property for more than 20 years. The property provides the only legal public boat launch between Glenwood Springs and Carbondale, an area encompassing approximately 10 river miles. The Roaring Fork is considered gold medal water and one of the premier fishing rivers in the state. The project will provide anglers and recreational boaters a mid-valley launch and take out site, and approximately 500 feet of stream bank access.

This property will be an excellent acquisition for sportsmen and area residents. Hunting and fishing activities generate more than \$54 million each year to Garfield County's economy. I appreciate the opportunity to provide my support for this project.

Sincerely,

Jean White
State Senator

State Representative
ROGER WILSON
Colorado State Capitol
200 E. Colfax Avenue, Room 271
Denver, CO 80203
Capitol: 303-866-2945
Home: 970-274-4645
E-mail: roger.wilson.house@state.co.us



Member:
Agriculture, Livestock, &
Natural Resources Committee
Economic & Business
Development Committee

COLORADO
HOUSE OF REPRESENTATIVES
STATE CAPITOL
DENVER
80203

November 20, 2012

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

Dear Mr. Velarde:

I am writing in support of the acquisition of the Westbank Boat Ramp property in Garfield County by Colorado Parks and Wildlife (CPW). This 1-acre property, currently owned by Richard Neiley and Maria Maniscalchi, lies adjacent to the Roaring Fork River approximately 4 miles south of Glenwood Springs and 6 miles north of Carbondale.

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This property will be an excellent acquisition for sportsmen and area residents. In addition, residents throughout Colorado will benefit from this assured access to the Roaring Fork. Hunting and fishing activities generate more than \$54 million each year to Garfield County's economy.

I appreciate the opportunity to provide my support for this project.

Sincerely,

Roger Wilson

Colorado State Representative, House District 61

Tom Jankovsky
District 1

John Martin, Chair
District 2

Mike Samson, Chair Pro Tem
District 3



October 29, 2012

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

Dear Mr. Velarde:

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This property will be an excellent acquisition for sportsmen and area residents. Hunting and fishing activities generate more than \$54 million each year to Garfield County's economy. I appreciate the opportunity to provide my support for this project.

Sincerely,

A handwritten signature in blue ink that reads 'Tom Jankovsky'.

Tom Jankovsky, Commissioner

Garfield County Board of Commissioners

RECEIVED
OCT 29 2012
CLERK OF COUNTY COMMISSIONERS

Westbank Boat Ramp – 11-069 – NW

Real Estate Comparables from Appraisal dated August 24, 2012

Sale No. 1

Date: 1/14/11

Size: 2.56 acres

Location: Carbondale

Sale Price: \$550,000

Price Per Acre: \$214,844

Sale No. 3

Date: 8/13/10

Size: 4.327 acres

Location: Glenwood Springs

Sale Price: \$700,000

Price Per Acre: \$161,775

Sale No. 5

Date: 3/28/12

Size: 2.001 acres

Location: Carbondale

Sale Price: \$285,000

Price Per Acre: \$142,500