

TOUR ITINERARY
Capital Development Committee

South Central Colorado
June 22-24, 2015

Monday, June 22

- 8:00 a.m.** **CDC Meeting, SCR 356, Colorado State Capitol, Denver**
- 8:45 a.m. Depart State Capitol, Denver
- 10:15 a.m.** **Tour University of Colorado at Colorado Springs Visual and Performing Arts Complex Project**
- 11:45 a.m.** **Lunch and Tour of Zebulon Pike Youth Services Center**
- 2:00 p.m.** **Tour San Carlos Correctional Facility and Youthful Offender System, Pueblo**
- 4:45 p.m.** **Tour El Pueblo History Museum, Pueblo, Followed by an On-Site Dinner**
- 7:00 p.m. Overnight in Pueblo

Tuesday, June 23

- 8:00 a.m.** **Tour Pueblo Community College Davis Academic Building**
- 9:30 a.m.** **Tour Colorado State University-Pueblo Psychology Building, Modular Data Center, and General Classroom Building**
- 11:15 a.m.** **Tour New Colorado Bureau of Investigation Facility (Under Construction), Pueblo West**
- 12:30 p.m.** **Lunch**
- 2:15 p.m.** **Tour Colorado State Penitentiary II/Centennial Correctional Facility, Canon City**
- 5:45 p.m. Overnight in Salida

Wednesday, June 24

- 9:00 a.m.** **Tour and Lunch at Western State Colorado University, Gunnison**
- 12:45 p.m. Depart for State Capitol
- 4:30 p.m.** **Arrive at State Capitol, Denver**

Two-Year Projection of Cash Need

University of Colorado Denver

Monday, June 22, 2015

**SUGGESTED
MOTION:**

Approve the new projects listed on the University of Colorado Denver two-year projection of cash need.

New Project List, Requires Approval

Project Name	LEED Certification	Amount	Fund Source
North Classroom Building Renovation 2006-071 The project renovates and upgrades the 257,500-GSF North Classroom Building on the Auraria Campus. The building, which is about 25 years old, is one of the busiest classroom buildings on the campus. The project improves building systems, including the mechanical systems, roof, chillers, and transformers. It also renovates and modernizes 32 classrooms, upgrades building common areas such as bathrooms and hallways, and renovates interior offices and lab space for the Physics Department, the Psychology Department, and the Geology and Environmental Sciences Department. The project was previously requested for funding as a FY 2015-16 capital renewal request. The source of cash funds is a combination of gifts and university reserves. The project will not be supported by any bond or debt financing. Date Authorized Until: TBD	Gold	\$33,471,649	CF
Wellness Center 2016-092 The project constructs a 84,274-GSF recreation and wellness facility on the Auraria Campus for students enrolled at the University of Colorado Denver. The facility will house traditional recreation elements such as a pool, basketball courts, and fitness classrooms. It will also house non-traditional wellness elements such as reflection rooms and seminar rooms for classes in stress reduction. The source of cash funds is bonds to be repaid from a student fee. The bonds will be issued for a period of 30 years. The student fee will be assessed beginning in fall 2015. The fee is \$6 per credit hour per semester from fall 2015 until fall 2017. Beginning in fall 2017, the fee increases to \$12 per credit hour per semester. Beginning in fall 2019, the fee is anticipated to increase by 6 percent. The fee will continue to increase by 6 percent every two years thereafter. Date Authorized Until: TBD	Gold	\$42,322,143	CCF

Subtotal: New Project List, Requires Approval

\$75,793,792

Grand Total, All Projects:

\$75,793,792

June 22, 2015 -- Property Transaction Proposal

Colorado Parks and Wildlife

South Republican State Wildlife Area Hutton Parcel Fee Title Acquisition

Yuma County

28 acres

25 miles north of Burlington and 10 miles southeast of Idalia

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 South Republican State Wildlife Area Hutton Parcel property (\$0 for 28 acres).

CDC Staff Questions

1. Why does the National Park Service consider the above-ground utility easement to be a "conversion" of the property from its original recreational purpose?

From the LWCF State Assistance Program Manual: Chapter 8, Section E: "Property acquired or developed with LWCF assistance shall be retained and used for public outdoor recreation. Any property so acquired and/or developed shall not be wholly or partly converted to other than public outdoor recreation uses without the approval of NPS" NPS strictly construes the installation of any above-ground utility to be "converting" the property from outdoor recreation.

2. Does CPW own other property funded by the Land and Water Conservation Fund State Assistance Program? If so, have other easements required mitigation similar to this acquisition?

CPW does own other LWCF-funded property. Most were grants to the Division of Parks and Outdoor Recreation (prior to the merger) for state parks, reservoirs, campgrounds and recreation areas. A much smaller number were to the Division of Wildlife (prior to the merger). Most acquisitions were in the 1960s and 1970s; fewer in the 1980s. The most recent acquisition was in the early 1980s. CPW uses most of its LWCF funding for capital improvements and trail development and maintenance. The current CPW liaison with NPS for LWCF matters can recall no conversions in his six year tenure.

3. Why did CPW select the Hutton property rather than the other six possible replacement properties?

CPW field staff carefully considered all alternative replacements. This property is most advantageous because CPW hopes, at some point in the future, to exchange a portion of the newly-acquired property with an abutting landowner to replace CPW property containing center-pivot irrigation for abutting land that does not have irrigation land which would "square off" the northeast boundary of South Republican State Wildlife Area. This was the most beneficial of the alternative replacements.

4. What is the Jim Hutton Educational Foundation? Does this entity own other properties in Colorado?

The Jim Hutton Educational Foundation is an entity formed by the Hutton family following the deaths of the original landowners, James K. Hutton and Thelma Grace Hutton. The subject Hutton property contains approximately 4,065 acres. We do not know whether the Foundation or other Hutton family members own other properties.

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.
------------------------	---

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.

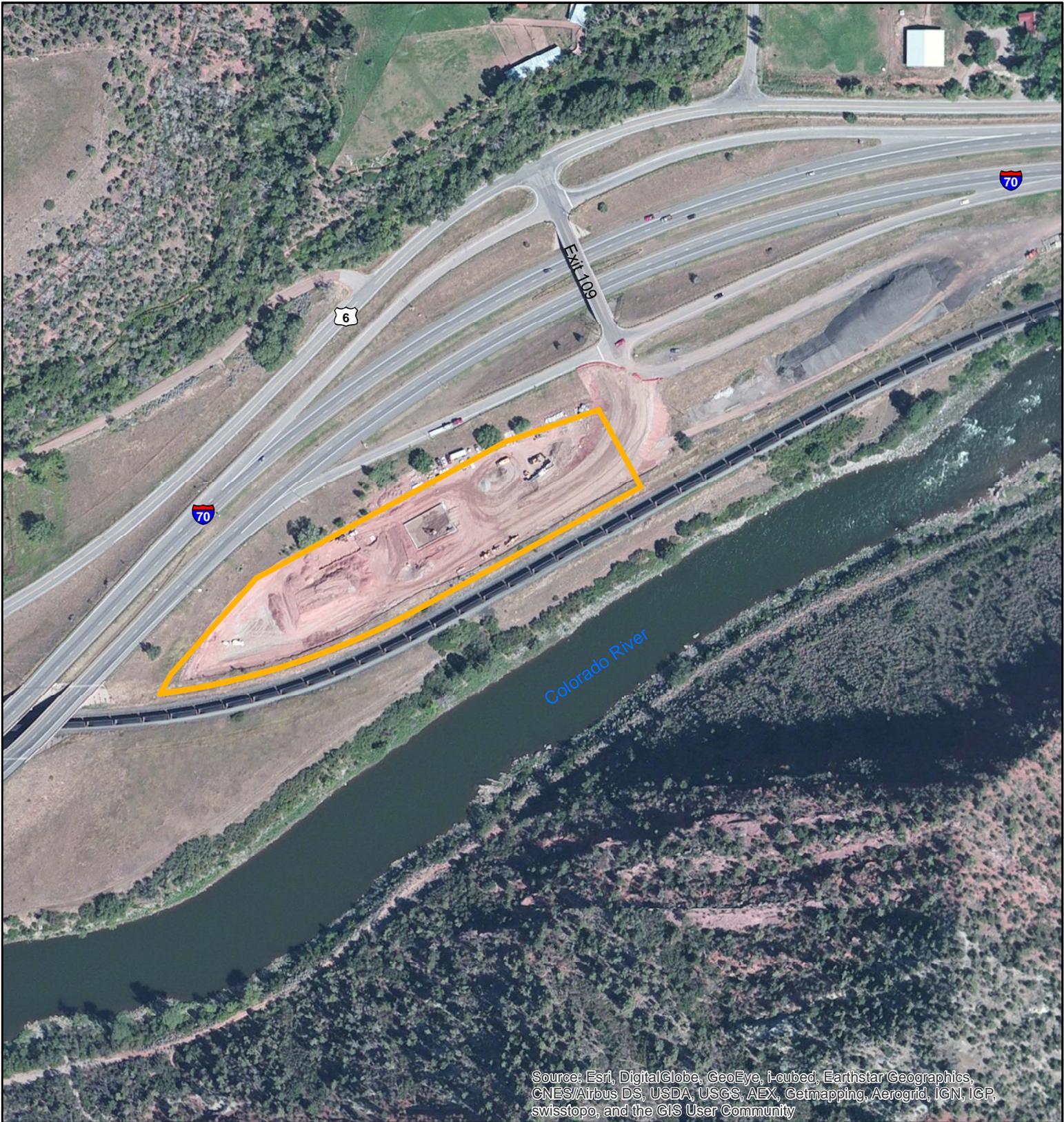
Geothermal: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program.

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



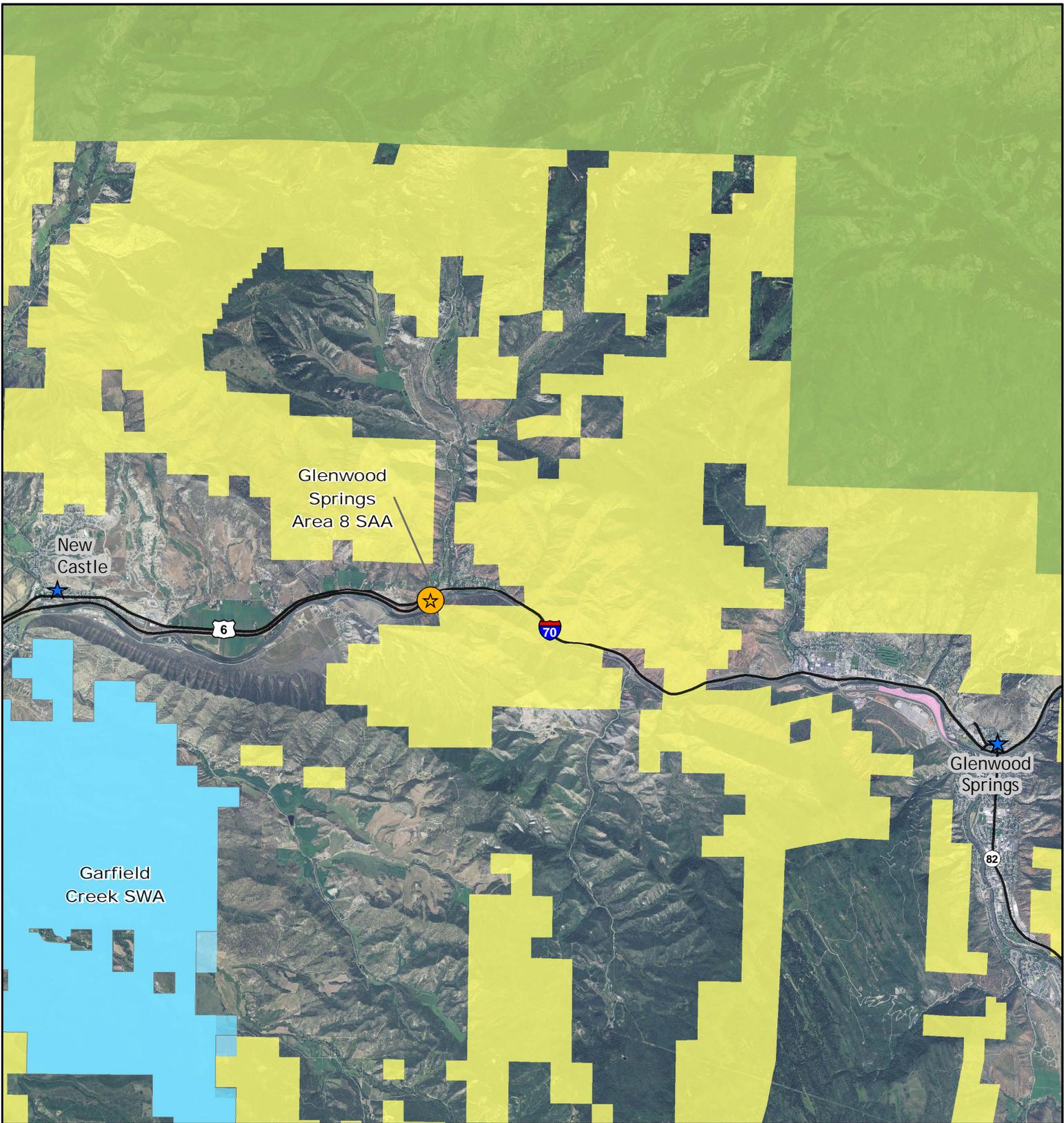
Area 8 (Glenwood Springs) Service Center Fee Title Acquisition from the Colorado Wildlife Heritage Foundation 15-012-NW / Garfield County

 Glenwood Springs Area 8 SAA



0 100 200 400 600 800 Feet

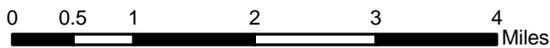




Area 8 (Glenwood Springs) Service Center
 Fee Title Acquisition from the
 Colorado Wildlife Heritage Foundation
 15-012-NW / Garfield County



-  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

May 12th, 2015

STATE CAPITOL
DENVER
80203

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

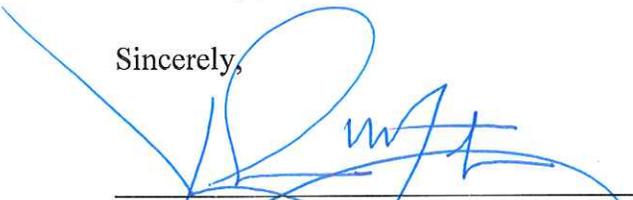
Dear Mr. Velarde:

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.

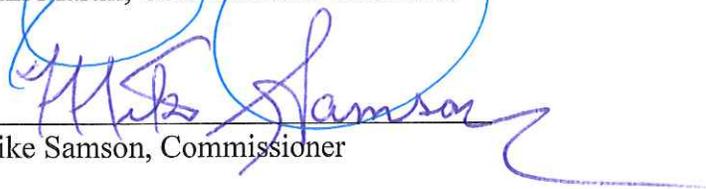
We understand the DOW/CPW constructed massive site improvements, office and support buildings on the property and has been renting the land from CWHF under a lease/option. The option portion of the agreement allows CPW to purchase the property in the amount of \$552,500.00 prior to September 1, 2015.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

June 22, 2015 -- Property Transaction Proposal
Colorado Parks and Wildlife

South Republican State Wildlife Area Hutton Parcel Fee Title Acquisition

Yuma County

28 acres

25 miles north of Burlington and 10 miles southeast of Idalia

5. What are the terms of the easement? Will Tri-State be able to impose any land use or recreation restrictions on the land subject to the easement?

The proposed easement from CPW to Tri-State over the Bishop property would convey 1) the right to install and maintain above-ground electric transmission lines within a 150 foot wide easement, and 2) an access easement 30-feet wide for vehicular travel to the power line easement area for installation and maintenance purposes. The land that will be subject to Tri-State's easement will not have any use or recreational restrictions and Tri-State's uses will be limited to those noted above. All of CPW's remaining ownership rights will be affected only to the degree that CPW cannot interfere with Tri-State's easement rights.

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 two parcels adjacent to South Republican SWA as “replacement property,” required by US National Park Service Land and Water Conservation Fund regulations.
------------------------	--

General Information	
Name	South Republican SWA – Tri-State Easement/Hutton Fee Title Acquisition
Number of acres	28
Location	Approximately 25 miles north of Burlington and ten miles southeast of Idalia.
County	Yuma

Costs / Source of Funding			
Purchase Price	No monetary consideration	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	Property is surrounded by other South Republican SWA parcels so there are no additional monitoring or operations costs other than IAG.	Funding for Impact Assistance Grant (IAG) of the property will come from Wildlife Management Line Item under the Division Operations Group in the Long Bill. Estimated IAG in the annual amount of \$63.10.	
Development Costs	\$6,000 (\$4,000 for fencing; \$2,000 for tree and shrub planting)	The development costs will come from the Wildlife Management Line Item under the Division Operations Group in the Long Bill.	

Summary of Proposal:

Tri-State Generation and Transmission Association, Inc. (“Tri-State”) has proposed a new high-voltage electrical transmission line running from Burlington to Wray in Kit Carson and Yuma Counties. A portion of the easement will run through the South Republican State Wildlife Area/Bishop Parcel. The Bishop Parcel is owned by CPW and was acquired in 1972, in part, with funds provided by the National Park Service’s (“NPS”) Land and Water Conservation Fund, State Assistance Program (“LWCF”).

LWCF-funded property cannot be sold or altered from its “recreational” purpose without approval of NPS. Altering the nature of the property (including, in this instance, CPW granting to Tri-State an above-ground utility easement) is considered by NPS to be a “conversion” of the property from its original recreational purpose. If, after review by NPS, the “conversion” is allowed to proceed, CPW must be compensated with “replacement property” of suitable recreational land having equivalent or greater monetary value.

Tri-State presented CPW with six possible “replacement properties” abutting South Republican SWA. CPW field personnel identified the 28 acre Hutton parcels adjacent to CPW’s South Republican SWA/Wiley Parcel as the best alternative.

The new Tri-State transmission line cannot proceed without the CPW easement. In order for CPW to grant the necessary transmission line easement to Tri-State, CPW must accept the fee title transfer from the Jim Hutton Educational Foundation for approximately 28 acres of “replacement property” (12.749 acre parcel and 15.41 acre parcel). This property acquisition would be LWCF-required compensation for the “conversion” of a portion of the Bishop Parcel by the granting of the utility easement. CPW would pay nothing for these parcels. The purchase price would be paid to the landowner by Tri-State.

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.

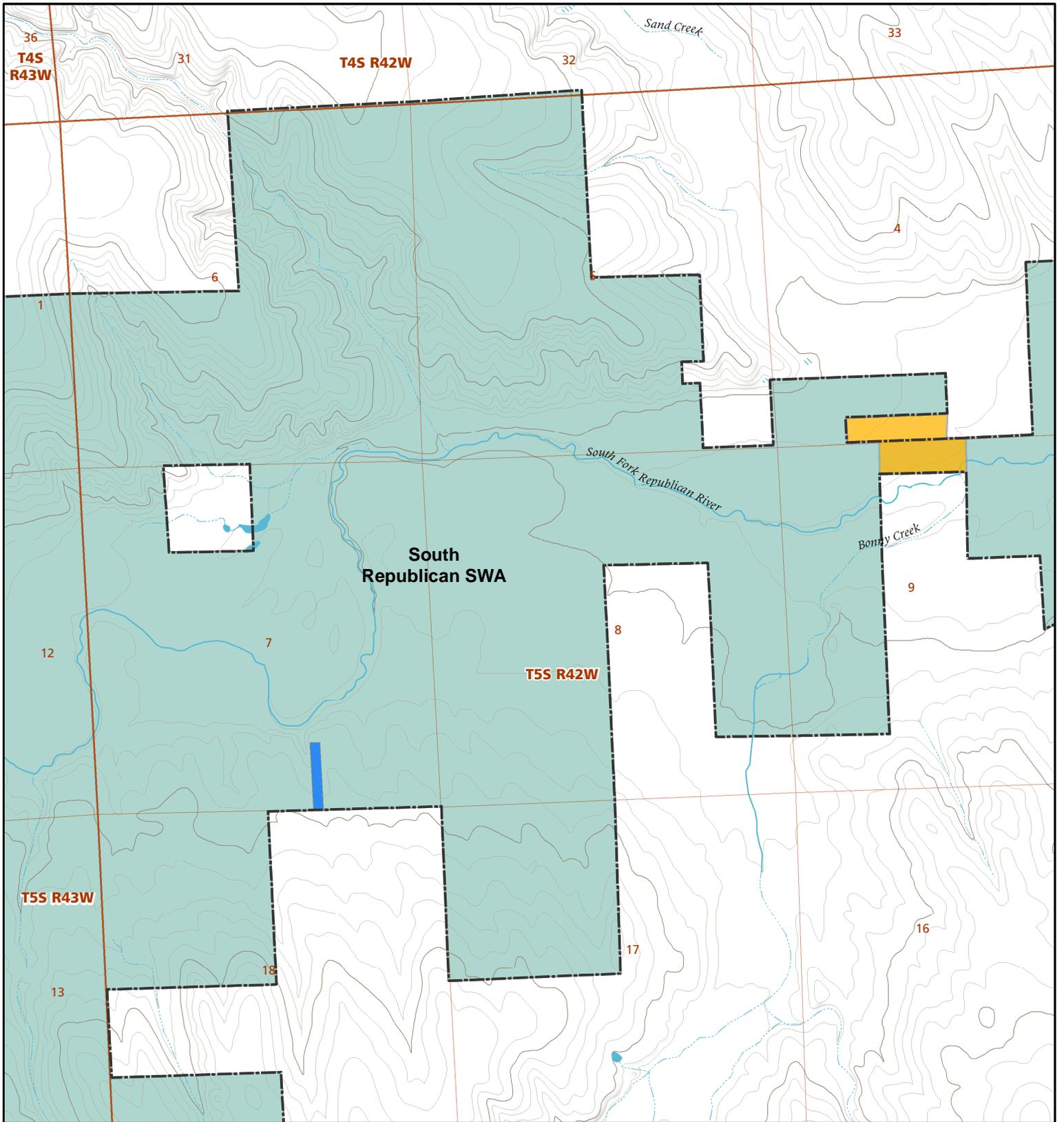
Geothermal: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program.

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 Use and Proposed Future Use. Both parcels are partially lightly wooded open grazing land. The 15.41 acres contains some riparian area. In the future, in addition to grazing, the property will be open for public access for hunting as part of South Republican SWA.

Attachments:

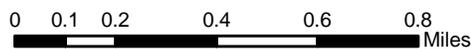
- Map
- Concurrence letters
- Three (3) comparables from appraisal

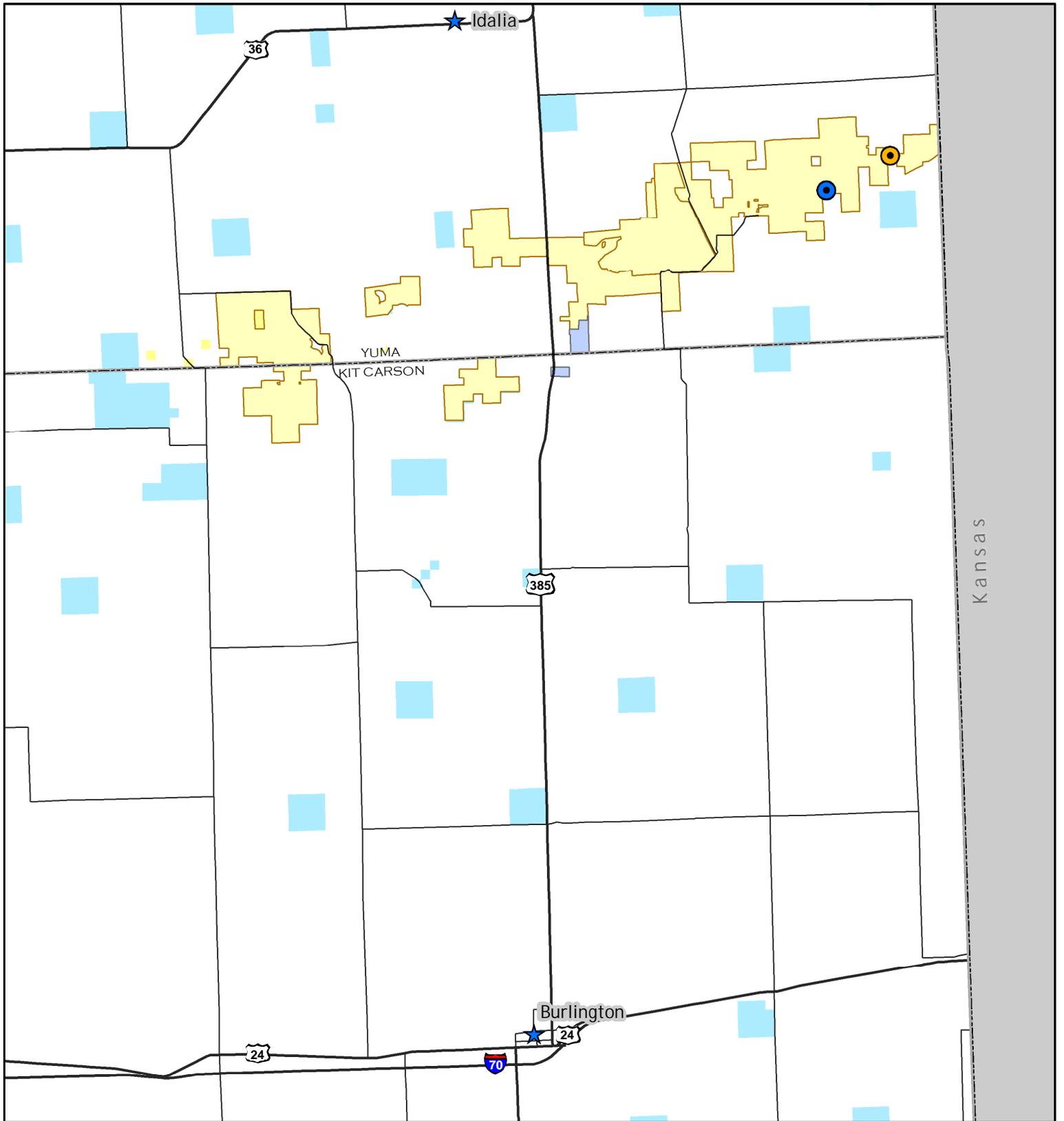


South Republican SWA - Tri-State
 Transmission Line Easement
 Conversion and Replacement Parcels
 Project No. 15-021 | Yuma County | Site Map



South Republican SWA
 Replacement Parcel
 Transmission Line Easement

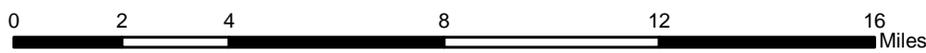


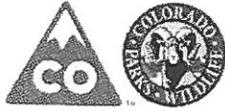


South Republican SWA - Tri-State
 Transmission Line Easement
 Conversion and Replacement Parcels
 Project No. 15-021 | Yuma County | Vicinity Map



-  Replacement Parcel
-  South Republican SWA
-  State
-  Transmission Line Easement
-  Landsman Creek STL
-  BLM





COLORADO

Parks and Wildlife

Department of Natural Resources

Southeast Region, Area 14
4255 Sinton Road
Colorado Springs, CO 80907
P 719.227.5200 | F 719.227.5223

May 11, 2015

Representative Jon Becker
200 East Colfax
Denver, CO 80203

Re: Replacement property acquisition for Tri-State Generation Transmission Line

Dear Representative Becker,

I am writing to request your support for a project CO Parks & Wildlife (CPW) is presenting to the Capital Development Committee of the Colorado Legislature. Tri-State Generation and Transmission Association, Inc. (Tri-State) is constructing a major new electric transmission line along the eastern border of Colorado between Burlington and Wray. Tri-State has requested an easement from CPW over the Bishop Parcel which is part of South Republican State Wildlife Area.

The Bishop Parcel was acquired by CPW, in part, by a grant provided by the National Park Service's (NPS) Land and Water Conservation Fund, State Assistance Program (LWCF). LWCF-funded property cannot be sold or altered from its recreational purpose without approval of NPS. In order for CPW to grant an easement to Tri-State, the NPS is requiring Tri-State to acquire "replacement property" for the portion of the Bishop Parcel being "converted" from its original purpose.

Tri-State presented CPW with six possible "replacement properties" abutting the South Republican SWA. We identified a 28 acre parcel adjacent to CPW's South Republican SWA/Wiley Parcel as the best replacement property for CPW's purposes.

Tri-State's new transmission line cannot proceed without the easement from CPW over the Bishop Parcel. The acquisition by CPW of fee title to the 28 acre "replacement parcel" is a condition of the National Park Service for allowing the easement because of the LWCF funding. CPW is paying nothing for the 28 acres; the purchase price will be paid to the owner by Tri-State.

Colorado Parks & Wildlife respectfully requests your approval to move forward with granting the transmission line easement to Tri-State and CPW's acceptance of the 28 acres of replacement land. If you either approve, or do not object to, these transactions, please sign

Bob D. Broscheid, Director, Colorado Parks and Wildlife • Parks and Wildlife Commission: Robert W. Bray, Chair • Chris Castilian, Vice Chair
Jeanne Home, Secretary • John Howard, Jr. • Bill Kane • Dale Pizel • James Pribyl • James Vigil • Dean Wingfield • Michelle Zimmerman • Alex Zipp



at the bottom of this letter and return it to me at my address below or fax number (719-227-5223) as soon as it is convenient. If you have any questions, or wish to discuss this matter further, please do not hesitate to call me at 719-227-5218 or my cell phone, 719-439-9634. Colorado Parks & Wildlife thanks you for your time in considering this matter.

Sincerely,



Frank McGee
Area Wildlife Manager
4255 Sinton Road
Colorado Springs, CO 80907

I support, or do not oppose, this proposal.



Representative Jon Becker

Date: 5-21, 2015



COLORADO

Parks and Wildlife

Department of Natural Resources

Southeast Region, Area 14
4255 Sinton Road
Colorado Springs, CO 80907
P 719.227.5200 | F 719.227.5223

May 6, 2015

Yuma County Board of County Commissioners
310 Ash, Suite A
Wray, CO 80758

Re: Replacement property acquisition for Tri-State Generation Transmission Line

Dear Commissioners,

I am writing to request your support for a project CO Parks & Wildlife (CPW) is presenting to the Capital Development Committee of the Colorado Legislature. As you are undoubtedly aware, Tri-State Generation and Transmission Association, Inc. (Tri-State) is constructing a major new electric transmission line along the eastern border of Colorado between Burlington and Wray. Tri-State has requested an easement from CPW over the Bishop Parcel which is part of South Republican State Wildlife Area.

The Bishop Parcel was acquired by CPW, in part, by a grant provided by the National Park Service's (NPS) Land and Water Conservation Fund, State Assistance Program (LWCF). LWCF-funded property cannot be sold or altered from its recreational purpose without approval of NPS. In order for CPW to grant an easement to Tri-State, the NPS is requiring Tri-State to acquire "replacement property" for the portion of the Bishop Parcel being "converted" from its original purpose.

Tri-State presented CPW with six possible "replacement properties" abutting the South Republican SWA. We identified a 28 acre parcel, currently owned by the Hutton Trust, adjacent to CPW's South Republican SWA/Wiley Parcel as the best replacement property for CPW's purposes.

Tri-State's new transmission line cannot proceed without the easement from CPW over the Bishop Parcel. The acquisition by CPW of fee title to the 28 acre "replacement parcel" is a condition of the National Park Service for allowing the easement because of the LWCF funding. CPW is paying nothing for the 28 acres; the purchase price will be paid to the Hutton Trust by Tri-State.

Colorado Parks & Wildlife respectfully requests your approval to move forward with granting the transmission line easement to Tri-State and CPW's acceptance of the 28 acres of



replacement land. If you either approve, or do not object to, these transactions, please sign at the bottom of this letter and return it to me at my address below or fax number (719-227-5223) as soon as it is convenient. If you have any questions, or wish to discuss this matter further, please do not hesitate to call me at 719-227-5218 or on my cell phone, 719-439-9634. Colorado Parks & Wildlife thanks you for your time in considering this matter.

Sincerely,



Frank McGee
Area Wildlife Manager
4255 Sinton Road
Colorado Springs, CO 80907

We support, or do not oppose, this proposal.



Yuma County Board of County Commissioners

Date: 5/15/15, 2015

**South Republican SWA – Tri-State Easement
Fee Title Acquisition of “Replacement Parcels”
15-021-SE**

Real Estate Comparables from Appraisal with Effective Date of
December 30, 2014

Sale No. 2

Sale Date: December 13, 2014

Acreage: 640.48

Location: Western Yuma County

Per acre value: \$600

Sale No. 4

Sale Date: June 14, 2014

Acreage: 414.30

Location: Southeastern Yuma County

Per acre value: \$632

Sale No. 5

Sale Date: May 13, 2014

Acreage: 467.99

Location: Southwestern Yuma County

Per acre value: \$607