

January 26, 2016 -- Property Transaction Proposal

Colorado Parks and Wildlife

Salida Natural Resource Center and Mount Shavano State Wildlife Area Land Exchange

Chaffee County

21.9-acre disposition and 3.79-acre acquisition

near Salida

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 disposition of three parcels at the Mount Shavano State Wildlife Area (21.9 acres) in exchange for the fee title acquisition of Lot 3 of the Salida Natural Resource Center Subdivision (3.79 acres) and a payment of \$203,000 to CPW.

CDC Staff Notes

1. Who will pay the costs associated with the access road realignment? Will there be cost sharing among multiple entities?

CPW will not be paying for the realignment of CR 154. It will be paid for by one of, or some combination of, the following: the Heart of the Rockies Regional Medical Center, Chaffee County, and the City of Salida.

2. When does the hospital plan to expand onto the exchanged land?

Long-range planning by the Medical Center has identified the need for these three lots for: 1) improved road access to hospital emergency facilities; and 2) land for expansion or new construction. Construction could begin within five years.

3. What is the best estimate of when CPW would relocate its service center to the Natural Resource Center Subdivision? When will a decision be made regarding the relocation of the Arkansas Headwaters Recreation Area Service Center?

Although the possibility has been discussed by CPW Leadership, CPW has no present plans to construct a building on the NRCS lot. CPW is acquiring the lot at the Natural Resources Center Subdivision so that, when the time comes to move either (or both of) the (Wildlife) Area 13 Service Center or the AHRA Service Center, CPW will have a great location for the service center building(s) in the new Natural Resources Center setting.

Capital Development Committee January 2016—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 exchange fee title ownership of three adjoining parcels at Mt. Shavano SWA abutting the Heart of the Rockies Regional Medical Center for Lot 3 at the Salida Natural Resource Center Subdivision, plus the payment of \$203,000 by the Hospital to CPW.
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General Information	
Name	Salida NRCS – Exchange – Mt. Shavano SWA
Number of acres	CPW: three parcels at Mt. Shavano SWA - total 21.9 acres. Hospital: NRCS Lot 3 - 3.79 acres.
Location	The CPW property in Mt. Shavano SWA is approximately one-half mile northwest of downtown Salida on HW 291. The Hospital property (NRCS Lot 3) is approximately one and one-half mile southeast of downtown Salida on CR 105 just north of US 50.
County	Chaffee

Costs / Source of Funding			
Purchase Price	Fee title exchange plus the payment of \$203,000 to CPW	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	None at present. Est. annual Impact Assistance Grant payment of \$4.59.	Funding for the monitoring and operation costs of the property will come from Wildlife Operations Line Item under the Division Operations Group in the Long Bill <i>This cost includes an annual estimated Impact Assistance Grant payment for this property.</i>	
Development Costs	None at present.		
* 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:

The Salida Hospital District (Heart of the Rockies Regional Medical Center) needs additional land for necessary expansion of the medical center. CPC wishes to acquire a Lot 3 in the Salida Natural Resource Center for a potential future location of the Area 13 Service Center (Wildlife)

and, possibly, the Arkansas Headwaters Recreation Area Service Center (Parks). Discussions have proceeded for a number of years between CPW, the hospital, and the City of Salida.

The proposal is for the exchange fee title interests (plus cash to CPW) between CPW and the Salida Hospital District for the following two parcels:

1. Three tracts owned by CPW totaling 21.90 acres northerly and westerly of the Heart of the Rockies Regional Medical Center (HW 291) near the easterly end of Mt. Shavano State Wildlife Area; and
2. Lot 3, containing 3.79 acres, in the Salida Natural Resource Center Subdivision (currently owned by the City of Salida) north of US 50 on County Road 105 that will be conveyed to the Hospital District prior to the exchange.

Because the appraised value of the CPW lots exceeds the appraised value of the NRCS Lot 3, in addition to the fee title exchange the Hospital will pay CPW \$203,000.

Finally, the access road (CR 154) into the Mt. Shavano hatchery from HW 291 will be realigned to the south of its present location. This will move the CR 154/HW 291 intersection further away from the bridge over the Arkansas River (to improve safety for turning and entering traffic) and also create a more usable property configuration for CPW between the river and the realigned road.

Additional information:

Current and proposed future uses:

1. The CPW property currently is an undeveloped portion of Mt. Shavano SWA (and hatchery) along the extreme southern boundary of the SWA. The Hospital plans to develop the two parcels to the immediate north and west of the medical center for hospital expansion. The western parcel will be developed as a new road for direct emergency facilities access.
2. The NRCS lot currently is undeveloped. CPW has no immediate plans for development of the lot. However, it is being acquired for possible future construction of a service center for the Area 13 Wildlife offices and the Arkansas Headwaters Service Center.

Date landowner purchased the property:

1. The City of Salida purchased the Vandaveer Ranch (of which NRCS Lot 3 is a portion) in 2004.
2. CPW purchased the subject portion of Mt. Shavano SWA in 1956.

Renewable Energy Potential: 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.

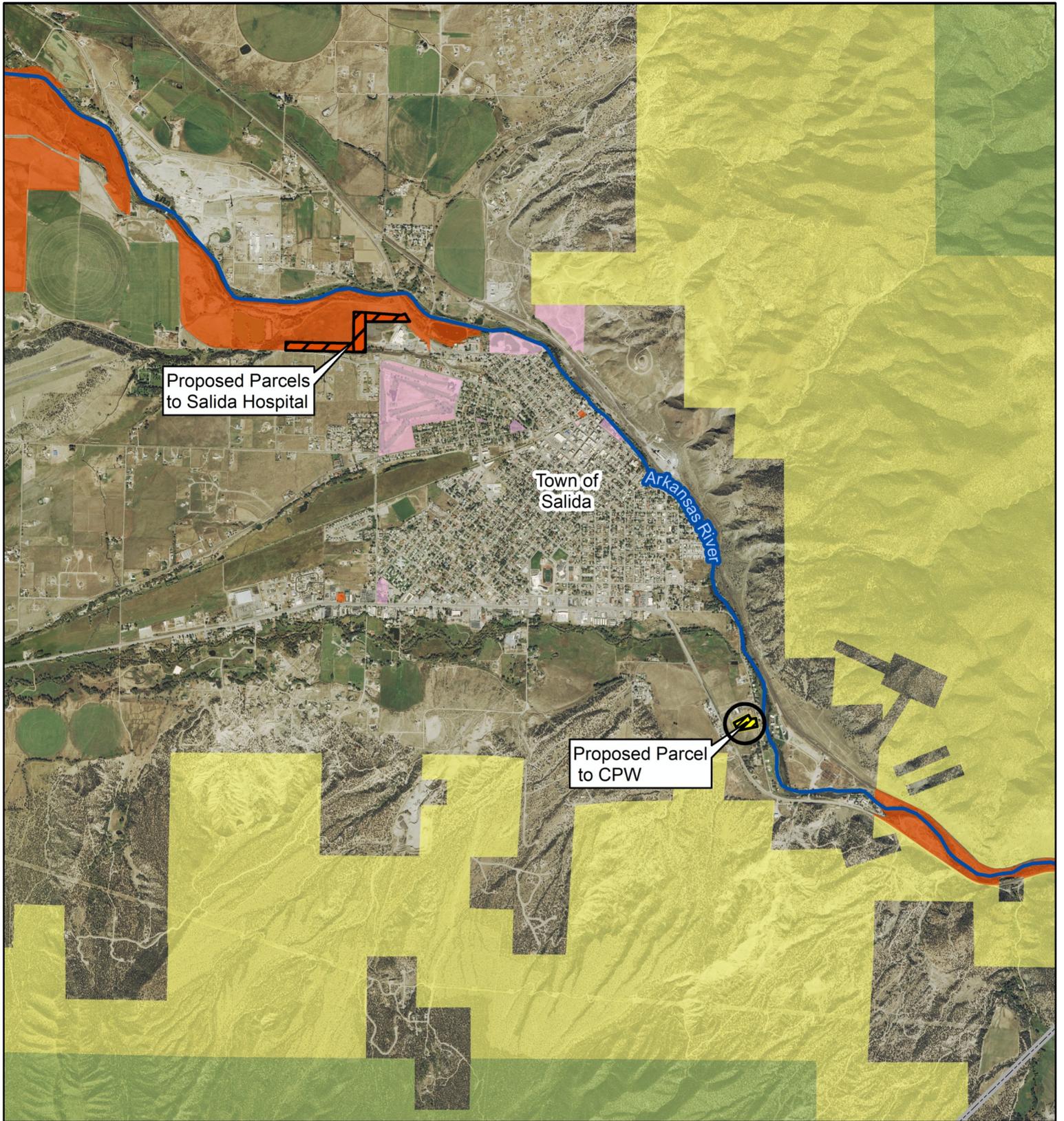
Geothermal: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program.

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.

Mineral Interest Ownership: Title research for the NRCS Lot 3 indicates nothing regarding severance of mineral interests other than the normal reservations in the 1974 US Patent for the property of which Lot 3 is a small portion.

Attachments:

- Maps
- Concurrence letters



Proposed Parcels to Salida Hospital

Town of Salida

Arkansas River

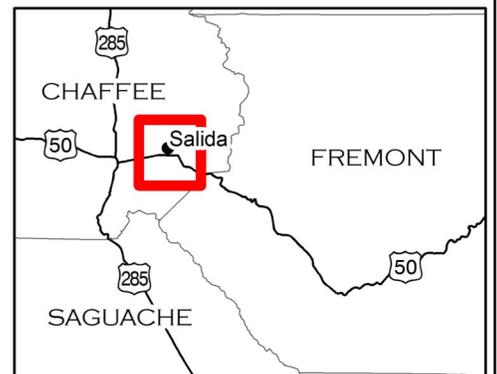
Proposed Parcel to CPW



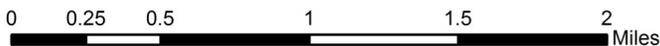
GIS Unit

CPW - Salida Hospital District Fee Title Exchange Vicinity Map

15-031-SE, Chaffee County



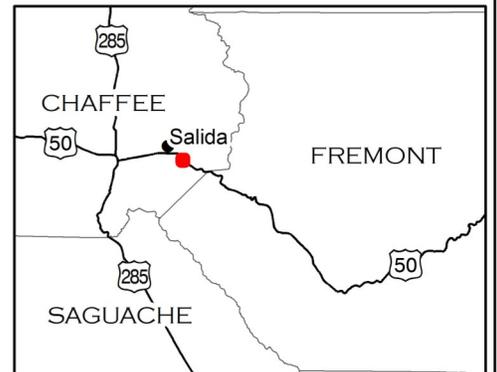
-  Proposed CPW Parcels To Hospital
-  Proposed Parcel To CPW
-  CPW Property and Easements
-  Bureau of Land Management
-  US Forest Service
-  City/County Property



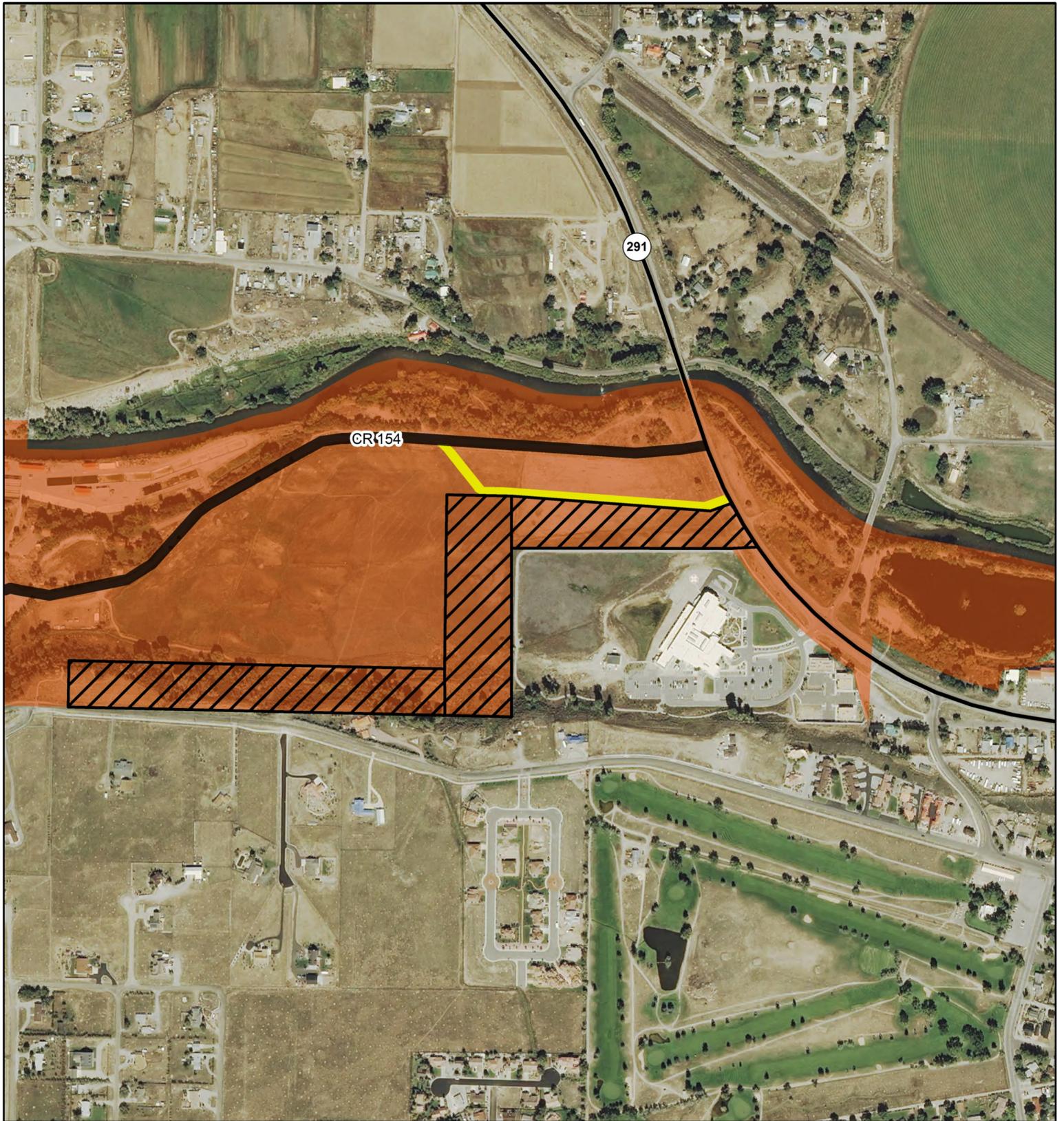


**CPW - Salida Hospital District
Fee Title Exchange
Hospital/NRCS Lot 3
15-031-SE, Chaffee County**

 Proposed Parcel To CPW

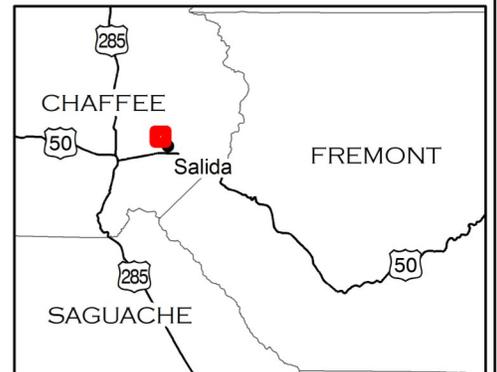


0 125 250 500 750 1,000 Feet



GIS Unit

**CPW - Salida Hospital District
Fee Title Exchange
CPW/Mt. Shavano SWA Parcels
15-031-SE, Chaffee County**



County Road 154



Proposed CPW Parcels To Hospital



CR 154 Proposed Re-Route



CPW Property and Easements





COLORADO

Parks and Wildlife

Department of Natural Resources

Salida Office
7405 US Highway 50
Salida, CO 81201
P 719-530-5520 | F 719-530-5554

State Representative James Wilson
200 East Colfax
Denver, CO 80203

November 18, 2015

Dear Representative Wilson,

Colorado Parks and Wildlife (CPW) is in negotiation with The Salida Hospital District for an exchange of property. CPW will exchange approximately 21.8 acres of land, a portion of the Mt. Shavano State Wildlife Area, which adjoins the Heart of the Rockies Regional Medical Center for a parcel of land, Lot 3, located within the Salida Natural Resource Center Subdivision. Lot 3 is approximately 3.79 acres in size. In addition, Salida Hospital District will make a cash payment to CPW in an amount to balance the appraised values of the properties being exchanged.

Prior to any State acquisition, CPW is required by the State Capital Development Committee to advise the appropriate State Senator, State Representative and Board of County Commissioners, to receive written concurrence with the conveyance.

CPW respectfully requests your concurrence to move forward with this transaction. If you approve, please sign the appropriate line at the bottom of this letter and return to me at the above address or fax number. If you have any questions or would like to discuss the matter further, please call me at either my direct office number, 719-530-5522 or my cell phone number, 719-530-1819. Thank you for your time and consideration.

Sincerely,

James L. Aragon
Area Wildlife Manager

Approval, Representative James Wilson





COLORADO

Parks and Wildlife

Department of Natural Resources

Salida Office
7405 US Highway 50
Salida, CO 81201
P 719-530-5520 | F 719-530-5554

State Senator Kerry Donovan
200 East Colfax Office 339
Denver, CO 80203

December 15, 2015

Dear Senator Donovan,

This is a follow up letter to my request of November 18, 2015.

Colorado Parks and Wildlife (CPW) is in negotiation with The Salida Hospital District for an exchange of property. CPW will exchange approximately 21.8 acres of land, a portion of the Mt. Shavano State Wildlife Area, which adjoins the Heart of the Rockies Regional Medical Center for a parcel of land, Lot 3, located within the Salida Natural Resource Center Subdivision. Lot 3 is approximately 3.79 acres in size. In addition, Salida Hospital District will make a cash payment to CPW in an amount to balance the appraised values of the properties being exchanged.

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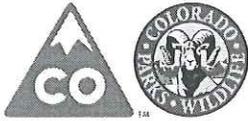
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Sincerely,

James L. Aragon
Area Wildlife Manager

Approval, Senator Kerry Donovan





COLORADO

Parks and Wildlife

Department of Natural Resources

Salida Office
7405 US Highway 50
Salida, CO 81201
P 719-530-5520 | F 719-530-5554

Chaffee County Board of Commissioners
P.O. Box 699
Salida, CO 81201

November 18, 2015

Dear Chaffee County Board of Commissioners,

Colorado Parks and Wildlife (CPW) is in negotiation with The Salida Hospital District for an exchange of property. CPW will exchange approximately 21.8 acres of land, a portion of the Mt. Shavano State Wildlife Area, which adjoins the Heart of the Rockies Regional Medical Center for a parcel of land, Lot 3, located within the Salida Natural Resource Center Subdivision. Lot 3 is approximately 3.79 acres in size. In addition, Salida Hospital District will make a cash payment to CPW in an amount to balance the appraised values of the properties being exchanged.

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Sincerely,

James L. Aragon
Area Wildlife Manager

Approval, Chaffee County Board of Commissioners

