Colorado Parks and Wildlife

North Sterling State Park Elks Lodge Fee Title Acquisition

Logan County	52 acres	About 12 miles northwest of Sterling

Action Required

Recommend support for the fee title acquisition of the Elks Club parcel at North Sterling State Park ($594,000 for 52 acres).

Questions and Responses

None.

Capital Development Committee
June 2018—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 Elks land.

General Information	
Name	North Sterling State Park -Elks Lodge-Fee Title Acquisition
Number of acres	+/- 52 acres
Location	Approximately 12 miles northwest of Sterling, CO on the northeast corner of North Sterling Reservoir.
County	Logan

Costs / Source of Funding			
Purchase Price	$594,000.00	Funding Source	Direct Distribution of Lottery per Article 27 of the Colorado Constitution
	Spending authority has already been approved for this project in the Long Bill.		
	Fiscal Year	N/A	
	Line Item	N/A	
	Appropriation	Direct Distribution of Lottery per Article 27 of the Colorado Constitution (Current Land and Water Acquisition Spending Authority)	
	Remaining Unexpended Balance	$687,140	
Annual Monitoring and Operation Costs	$38,019.00 This cost includes utilities, temporary staff, propane, water system, vegetation management, general repairs and maintenance and an annual estimated Impact Assistance Grant payment for this property of $0.35 per acre. The area has been budgeting this for operation of this section of the park for over 25 years.	Funding for the annual monitoring and operation of the property will come from State Park Operations Line Item under the Division Operations Group in the Long Bill. This cost includes an annual estimated impact assistance grant payment for this property	
Development Costs	$0.00	N/A	

* 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:
CPW will acquire the Elks property in fee title for $594,000.00. CPW has leased this property from the Elks Club for over 25 years as part of the North Sterling State Park. The Lease is about to expire. The Elks do not want to run the campground and their preference is to sell the land to CPW so it will continue to be part of the State Park. A fee title acquisition of this property is appropriate and justified because to do so will finally give CPW perpetual control of all of the separate parcels that make up the North Sterling State Park. Since CPW has managed the State Park for years there will not be any additional management costs associated with acquiring fee title. CPW added significant improvements for the use of visitors to the Park. In 2017 approximately 158,023 people visited North Sterling State Park for outdoor recreation. According to the Corona study of 2009, visitors to the Park contribute about $4,700,000.00 (Four Million Seven Hundred Thousand Dollars) annually to the Logan County economy. If CPW does not acquire fee title to the property the community will lose access to this very important public recreation site and economic driver in Logan County. The purchase price is fully supported by the appraised value which includes a cost for replacing all of the improvements. Therefore, CPW wants to purchase the property (together with the improvements).

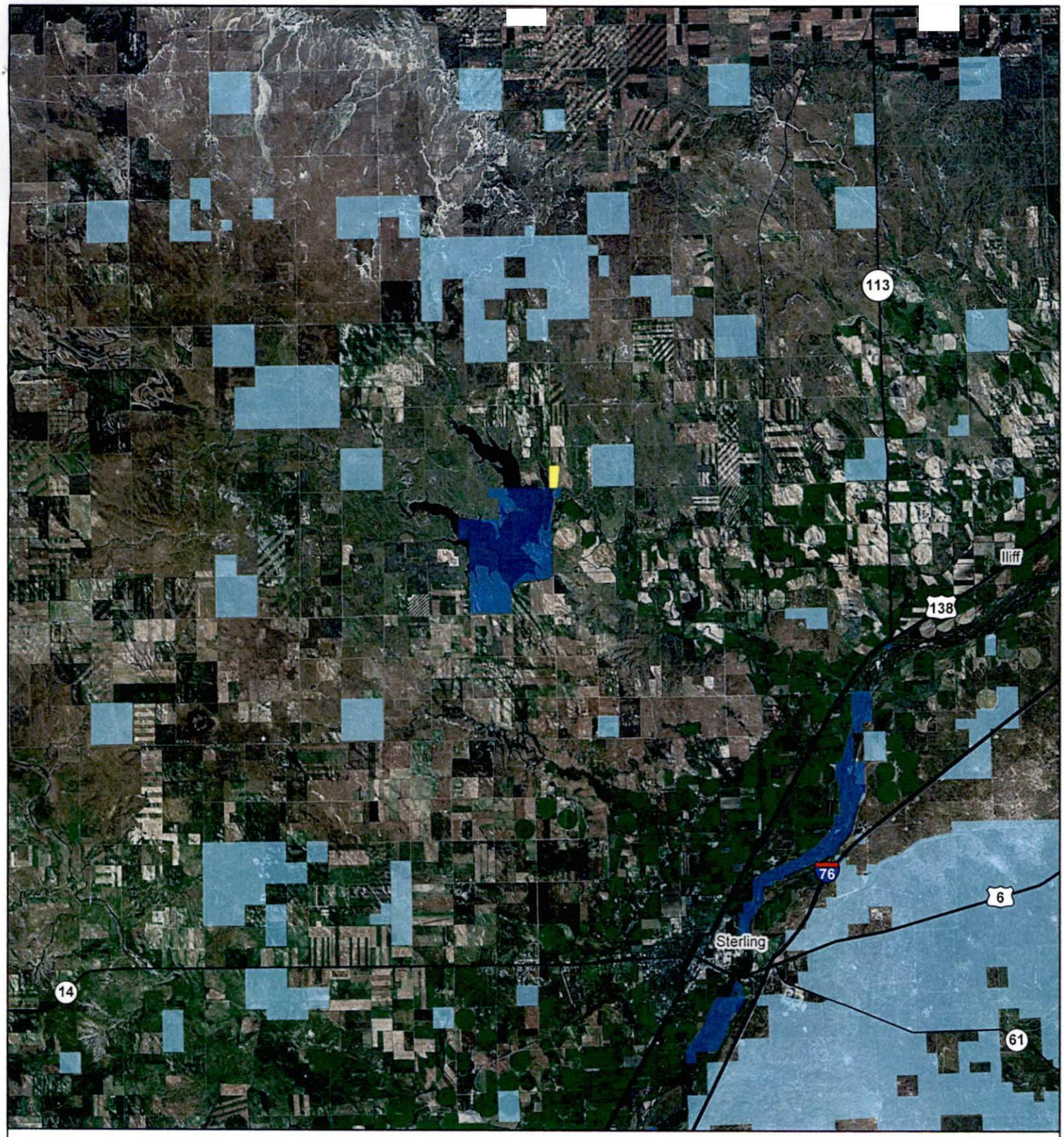
According to a review of the first map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, according to a review of the second map referenced below, the Property lies outside the Central Solar Power and the Wind Resource Generation Development 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:
The title commitment indicates that the minerals have not been severed from the property, so CPW will acquire the mineral interest.

Attachments:
- Map
- Concurrence letters

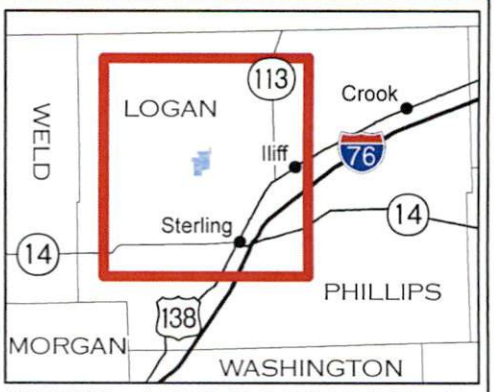


GIS Unit

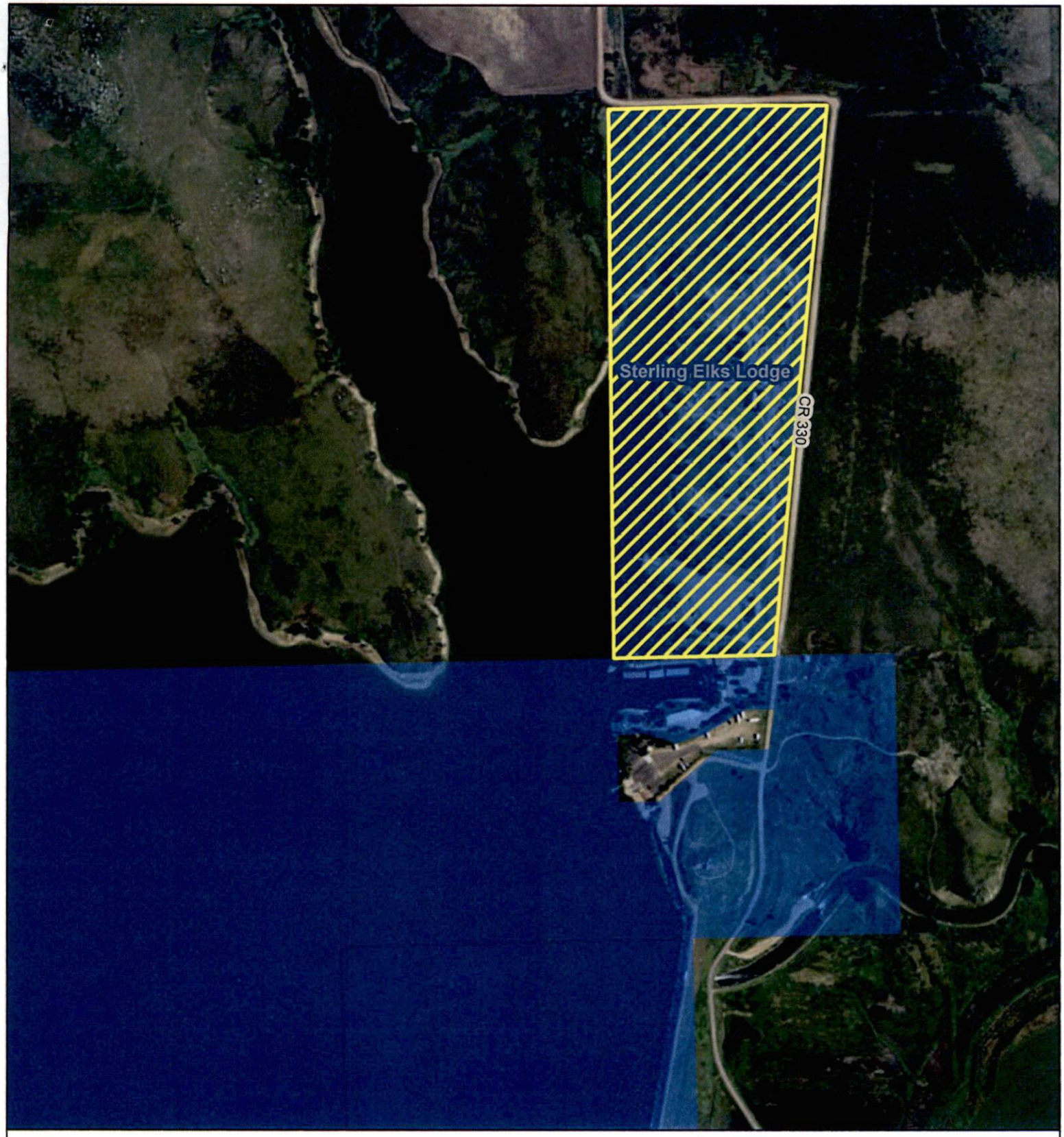
North Sterling SP - Sterling Elks Lodge Fee Title Acquision
RE Project#: 17-072
Logan County

- Sterling Elks Lodge Parcel
- CPW Property and Easements
- Other State

0 1.5 3 6 9 12 Miles



MMF 1/2/2018: Properties\Parks\NorthSterlingSP\ElksLodgeFeeTitleAcquisition



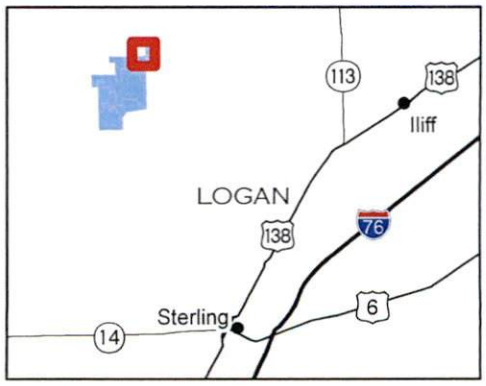
GIS Unit

North Sterling SP - Sterling Elks Lodge Fee Title Acquision
RE Project#: 17-072
Logan County

Sterling Elks Lodge Parcel

North Sterling State Park

0 375 750 1,500 2,250 3,000 Feet



MMF 1/2/2018: Properties\Parks\NorthSterlingSP\ElksLodgeFeeTitleAcquisition

COLORADO
Parks and Wildlife
Department of Natural Resources

Northeast Regional Office
6060 Broadway
Denver, CO 80216
P 303.291.7227 | F 303.291.7114

April 30, 2018

Logan County Commissioners
315 Main St.
Sterling, CO 80751

Dear Logan County Commissioners

Colorado Parks and Wildlife respectfully requests your support for the fee title acquisition of a 52 acre property in Logan County. The property is owned by the Sterling Elk's Lodge and it is their wish to sell the land to CPW. This land is already developed and under management of CPW as part of North Sterling State Park. This parcel of land already has a very popular 50 site campground and boat ramp with associated amenities. CPW has managed this land for 25 years and this acquisition would allow CPW to continue to provide great recreational opportunities to outdoor enthusiasts on the north end of the state park.

Given the long term management of this property by CPW, North Sterling State Park has already been allocated the budget for the management of this area. Therefore, there would not be an increased cost to the agency for the management/operation of this property.

The Capital Development Committee will consider this transaction at its meeting on June 18, 2018. To support this project, please forward a copy of this letter with your signature to me by May 18, 2018, preferably by PDF attached to an email. If you have questions, feel free to reach out to me or to DNR's legislative liaison, Doug Vilsack, at douglas.vilsack@state.co.us or 720-456-8956.

Thank you for your consideration.

Sincerely,

Mark Leslie

Mark Leslie - Northeast Regional Manager
Colorado Parks and Wildlife
NE Region Office
6060 Broadway, Denver, CO 80216
mark.leslie@state.co.us

I support/do not oppose the above referenced 52 acre fee title purchase by Colorado Parks and Wildlife.

8 MAY 2018 — Commissioner Byron Pelton — Date

5/8/18 — Commissioner Joseph McBride — Date

David H. Donaldson 5-8-18 — Commissioner David Donaldson — Date

Bob D. Broscheid, Director, Colorado Parks and Wildlife • Parks and Wildlife Commission: Robert W. Bray • Marie Haskett • Carrie Besnette Hauser
John Howard, Chair • Marvin McDaniel • Dale Pizel • Jim Spehar • James Vigil, Secretary • Dean Wingfield • Michelle Zimmerman, Vice-Chair • Alex Zipp