Colorado Parks and Wildlife

Neiley-Maniscalchi Sam Caudill State Wildlife Area Fee Title Acquisition

Garfield

About 4 miles south of Glenwood Springs and 7 miles northwest of Carbondale on the east bank of the Roaring Fork River

Action Required

Recommend support for the fee title acquisition of the Neiley-Maniscalshi property adjacent to the Sam Caudill State Wildlife Area ($290,000 CF for 1.5 acres).

Questions and Responses

None.

Capital Development Committee
June 2020—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 1.5 acres of undeveloped land abutting Sam Caudill SWA.

General Information	
Name	Neiley-Maniscalchi 2018 RFP Fee Title Acquisition
Number of acres	1.5
Location	East bank of the Roaring Fork River on County Road 154 approximately 4 miles south of Glenwood Springs and 7 miles northwest of Carbondale.
County	Garfield

Costs / Source of Funding			
Purchase Price	$290,000	Funding Source	GOCO & Cash Funds from Habitat Stamp Revenues which are earmarked for the benefit of wildlife habitat or access to wildlife habitat, pursuant to C.R.S. 33-4-102.7
GOCO	*GOCO funds are not appropriated in the Long Bill*		
	Fiscal Year	FY 2017-18	
	Line Item	GOCO Resolution 2017-01	
	Appropriation	$4,800,000	
	Remaining Unexpended Balance	$794,478	
Habitat Stamp	*Spending authority has already been approved for this project in the Long Bill.*		
	Fiscal Year	FY 2019-20	
	Line Item	Land and Water Acquisitions PCPKP900C	
	Appropriation	$11,000,000	
	Remaining Unexpended Balance	$10,996,200	
Annual Monitoring and Operation Costs	$5,000.00 - Operations $2.60 - IAG	This cost includes an annual estimated Impact Assistance Grant (IAG) payment for this property. Funding for the monitoring and operation costs of the property will come from the Wildlife Operations Line Item under the Division Operations Group in the Long Bill.	

Development Costs	$418,644 for materials, retaining wall construction, equipment rental, and guardrail.	Funding for development costs will be determined at a later date through the capital construction legislative process.
* 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:

Maria E. Maniscalchi and Richard Y. Neiley, Jr. purchased 2.5 acres of land in January 2007. A one acre portion of the property was sold to CPW in 2013. This land now is Sam Caudill State Wildlife Area which primarily consists of a very popular and heavily-used boat launch and parking area on the "Gold Medal" Roaring Fork River. The remaining property to be acquired by CPW is undeveloped land that the landowners had intended to develop as a building lot. It abuts Sam Caudill SWA to the southeast. People using the SWA have trespassed upon this private property for years, leaving trash, waste and obvious trails worn into the soil. CPW will use this additional land to greatly improve Sam Caudill SWA by expanding parking and improving the existing road and traffic circulation at the launch ramp.

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:
Mineral rights are owned by the surface owners: Maniscalchi and Neiley. These rights will be conveyed to CPW along with the property. No mineral assessment was commissioned for this transaction because the proximity of the land to the Roaring Fork River would prohibit any mineral development.

Attachments:
- Photo
- Map
- Concurrence letters

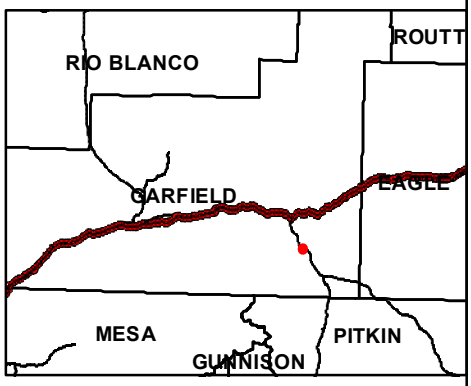
Richard Neiley and Maria Maniscalchi
2018 RFP Fee Title Acquisition
19-060-NW
Garfield County

GIS Unit

Parcel To Be Conveyed

Sam Caudill SWA

0 0.0125 0.025 0.05 Miles



RMW 12/31/2019 Properties\Area07\SamCaudillSWA\Images

COLORADO
Parks and Wildlife
Department of Natural Resources

Area 8, Northwest Region
0088 Wildlife Way
Glenwood Springs, CO 81601
P 970.947.2920 | F 970.947.2936

February 27, 2020

Representative Perry Will
200 E Colfax, RM 307
Denver, CO 80203

RE: CPW land acquisition in Garfield County

Dear Representative Will,

I am writing to request your support for the fee title acquisition of a 1.56 acre parcel in your district in Garfield County that Colorado Parks and Wildlife (CPW) will be presenting to the Capital Development Committee in the near future. The property owners, Rick Neiley and Maria Maniscalchi, would like to sell their property located along CR 154 between Glenwood Springs and Carbondale to CPW.

The property is adjacent to the existing CPW Sam Caudill State Wildlife Area (Westbank). CPW is interested in purchasing the property in an effort to address problems of overcrowding and limited parking at the existing boat ramp. Currently the boat ramp/river access is at maximum capacity and parking along CR 154 is limited and often creates traffic hazards for passing motorists. CPW plans to make improvements to the existing boat ramp, improve ramp function, and create more parking in order to improve user experience and enhance safety.

CPW respectfully requests your support for the acquisition of this property. If you either support, or do not object to this purchase, please sign at the bottom of this letter and return to Alice Cosgrove, DNR's Legislative Liaison, at your earliest convenience.

Sincerely

Matt Yamashita
Area Wildlife Manager-Area 8

I support / do not object to this proposal.

Representative Perry Will

Date: Feb. 28, 2020

Dan Prenzlow, Director, Colorado Parks and Wildlife • Parks and Wildlife Commission: Michelle Zimmerman, Chair • Marvin McDaniel, Vice-Chair
James Vigil, Secretary • Taishya Adams • Betsy Blecha • Robert W. Bray • Charles Garcia • Marie Haskett • Carrie Besnette Hauser • Luke B. Schafer • Eden Vardy

COLORADO
Parks and Wildlife
Department of Natural Resources

Area 8, Northwest Region
0088 Wildlife Way
Glenwood Springs, CO 81601
P 970.947.2920 | F 970.947.2936

March 2, 2020

Senator Bob Rankin
200 E Colfax, RM 346
Denver, CO 80203

RE: CPW land acquisition in Garfield County

Dear Senator Rankin,

I am writing to request your support for the fee title acquisition of a 1.56 acre parcel in your district in Garfield County that Colorado Parks and Wildlife (CPW) will be presenting to the Capital Development Committee in the near future. The property owners, Rick Neiley and Maria Maniscalchi, would like to sell their property located along CR 154 between Glenwood Springs and Carbondale to CPW.

The property is adjacent to the existing CPW Sam Caudill State Wildlife Area (Westbank). CPW is interested in purchasing the property in an effort to address problems of overcrowding and limited parking at the existing boat ramp. Currently the boat ramp/river access is at maximum capacity and parking along CR 154 is limited and often creates traffic hazards for passing motorists. CPW plans to make improvements to the existing boat ramp, improve ramp function, and create more parking in order to improve user experience and enhance safety.

CPW respectfully requests your support for the acquisition of this property. If you either support, or do not object to this purchase, please sign at the bottom of this letter and return to Alice Cosgrove, DNR's legislative liaison at your convenience.

Sincerely,

Matt Yamashita
Area Wildlife Manager-Area 8

I support / do not object to this proposal.

Senator Bob Rankin

Date: March 3, 2020

Dan Prenzlow, Director, Colorado Parks and Wildlife • Parks and Wildlife Commission: Michelle Zimmerman, Chair • Marvin McDaniel, Vice-Chair
James Vigil, Secretary • Taishya Adams • Betsy Blecha • Robert W. Bray • Charles Garcia • Marie Haskett • Carrie Besnette Hauser • Luke B. Schafer • Eden Vardy

COLORADO
Parks and Wildlife
Department of Natural Resources

Area 8, Northwest Region
0088 Wildlife Way
Glenwood Springs, CO 81601
P 970.947.2920 | F 970.947.2936

February 17, 2020

Garfield County Board of Commissioners
108 8th St Suite 101
Glenwood Springs, CO 81601

RE: CPW land acquisition

I am writing to request your support for the fee title acquisition of a 1.56 acre parcel in Garfield County. Colorado Parks and Wildlife will be presenting to the Capital Development Committee in the near future. The property owners, Rick Neiley and Maria Maniscalchi, would like to sell their property located along CR 154 between Glenwood Springs and Carbondale to Colorado Parks and Wildlife.

The property is adjacent to the existing CPW Sam Caudill State Wildlife Area (Westbank). CPW is interested in purchasing the property in an effort to address problems of overcrowding and limited parking at the existing boat ramp. Currently the boat ramp/river access is at maximum capacity and parking along CR 154 is limited and often creates traffic hazards for passing motorists. CPW plans to make improvements to the existing boat ramp, improve ramp function, and create more user parking in order to improve user experience and enhance safety.

CPW recently worked with Garfield County and the Roaring Fork School District on the creation of a Safe Routes to School trail that will cross the existing Sam Caudill SWA on the northwest end. CPW notified the county regarding the potential acquisition at that time and county representatives previously indicated their support.

Colorado Parks and Wildlife respectfully request your support in the acquisition of this property. If you either support, or do not object to this purchase, please sign at the bottom of this letter and return to me at your earliest convenience. You may either send by mail to the address listed above or email to me at matt.yamashita@state.co.us.

Sincerely,

Matt Yamashita
Area Wildlife Manager-Area 8

Dan Prenzlow, Director, Colorado Parks and Wildlife • Parks and Wildlife Commission: Michelle Zimmerman, Chair • Marvin McDaniel, Vice-Chair
James Vigil, Secretary • Taishya Adams • Betsy Blecha • Robert W. Bray • Charles Garcia • Marie Haskett • Carrie Besnette Hauser • Luke B. Schafer • Eden Vardy

We support/ do not object to this proposal.

Mike Samson

Garfield County Board of Commissioners

Date: April 20, 2020