



## Parks & Open Space

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### BOCC HEARING

Time/Date of Meeting: 11:30 a.m., Tuesday, March 8, 2022

Location: Virtual Meeting

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<b>TO:</b>	Board of County Commissioners
<b>FROM:</b>	Janis Whisman, Real Estate Division Manager
<b>AGENDA ITEM:</b>	2021 Closings Summary
<b>DATE OF MEMO:</b>	March 3, 2022
<b>ACTION REQUESTED:</b>	Information Only

This memo and the attached spreadsheet summarize the 25 real estate projects that the Real Estate Division of Parks & Open Space completed in 2021.

#### Acquisitions

In 2021, Boulder County invested a net of \$6,499,539 to acquire 384.66 acres of land. The county completed 10 acquisition projects that included five new fee properties, three conservation easement amendments, mineral rights under an existing open space property, and 295.83 shares of priority agricultural water rights (in the Boulder and White Rock, Goodhue, Longmont Supply, North Boulder Farmers and Oligarchy ditches, as well as Northern Colorado Water Conservancy District water).

In addition to the high number of water shares acquired, the year's most significant acquisitions were:

- Clark (David & Joseph): This 38-acre property completed the county's efforts to conserve a buffer on the south side of Gunbarrel.
- Holmes: This 138-acre property east of 75<sup>th</sup> Street in Hygiene has been a high priority acquisition for the county for many years. Its acquisition completed the county's effort to conserve agricultural land between McIntosh Lake and 75<sup>th</sup> Street.
- Stromquist-Laber: This 178-acre property north of Oxford Road between N. 119<sup>th</sup> Street and East County Line Road was already subject to a county-held conservation easement. Acquiring it simplified irrigation practices and will enable the county to manage this property and adjacent county land together as one large block of agricultural land.

#### Dispositions

Boulder County sold the 129-acre Montgomery Farm property to the City of Longmont. This fulfilled a county commitment to provide land to the city for a park. The county had made that agreement with the city so the county could acquire a conservation easement over the 80-acre Tice property. The property is now subject to a county-held conservation easement that allows about 80 acres to be used for a park and the southernmost 50 acres will remain in agricultural use.

#### Other Real Estate Work

Like other teams in the department, we are extremely busy. The Real Estate Division has about 150 real estate 'deal' projects going at any given time. These include new acquisitions, conservation easement amendments, takings, and requests for temporary access. Our division's "maintenance" work includes: monitoring conservation easement properties and resolving violations; coordinating the department's response to oil and gas operators' requests for approval to maintain wells on both county open space and private land; ensuring that only allowed uses of open space occur; maintaining data about the county's ownership of open space; and responding to a high volume of inquiries about the county's real estate interests.

Boulder County Parks and Open Space 2021 Closings

Acquisitions										Resulting County Interest/s							
#	Closing Date	Property	Dev. Rights Acquired	Dev. Rights Retained by Seller	Acres	Price	Donation Value	Grants	Total Value	Fee	Water Shares/ Units	C E Am.	Trail	Other	Land Ofcr	Para-legal	Notes
1	2/10/2021	Oreo Farms-Woodland Village CE Amendments	0	0	0.00	\$0	\$0	\$0	\$0				1		MS	MJL	Exchange of a 50% interest in 1 unit of NCWCD for 1 Longs Peak Water District tap. Exchange also moved 1/4 share of Highland to Woodland Village by CE and tied the water tap to Oreo Farms.
2	3/18/2021	Stromquist-Laber Fee*	0	0	178.33	\$1,610,049	\$762,500	\$0	\$2,372,549	1	242.75		1		MS	MJL	176.677 acres in fee; 1.65 acres CE. 192.75 shares B&WR; 50 units NCWCD. 12.5 units of NCWCD were donated. The total purchase price breaks down as: Land (\$1,018,174), water (\$1,244,375), minerals (\$35,000), and \$75,000 (structures).
3	4/27/2021	Lane Farms NUPUD-2014 & 2021 CE Amendments	0	0	3.29	\$0	\$0	\$0	\$0				1		SD	MJL	This project completes a county-Longmont agreement to allow the property to become a TDR receiving site under the county's and use regulations.
4	4/30/2021	Clark (David & Joseph)*	1	0	38.48	\$1,800,000	\$0	\$0	\$1,800,000	1	36				TB	KW	The purchase price breaks down as: \$1,619,000 (land), \$180,000 (water), and \$100 (minerals).
5	6/23/2021	Newland	1	0	17.00	\$135,640	\$0	\$0	\$135,640	1					SD	KC	The purchase price breaks down as: \$135,540 (land) and \$100 (minerals).
6	8/11/2021	Leyner 2 Mineral Interest	0	0	0.00	\$0	\$0	\$0	\$0					1	SD	MJL	This was a quitclaim deed from a former owner of the Leyner 2 property that ensures the county owns the mineral rights.
7	8/12/2021	Aldridge*	2	0	10.00	\$115,000	\$0	\$0	\$115,000	1					TB	KW	The total purchase price breaks down as: \$114,900 (land) and \$100 (minerals)
8	8/20/2021	Wenzel Water*	0	0	0.00	\$1,575	\$0	\$0	\$1,575		3.5				MS	KC	Goodhue Ditch water rights
9	11/15/2021	Anglund (North & South)-2021 CE Amendments	0	0	0.00	\$0	\$0	\$0	\$0						TB	MJL	The land covered by the CE was reconfigured but no new acres or water interests acquired.
10	12/9/2021	Holmes*	3	0	137.56	\$5,050,000	\$0	\$0	\$5,050,000	1	13.58				MS	MJL	The purchase price breaks down as: \$3,439,045 (land), \$431,000 (improvements), \$1,179,955 (water)
10	<b>Total Acquisitions</b>		7.00	0.00	384.66	\$8,712,264	\$762,500	\$0	\$9,474,764	5	295.83	0	3	0	1		
		Dispositions (see below for details):	-0.61		-0.61	-\$2,212,725											
		Net:	384.05		384.05	\$6,499,539											

  

Easement Dispositions <i>Still Part of County Open Space</i> (non-exclusive easements)										Resulting County Interest/s						
#	Closing Date	Property	Dev. Rights Sold	Acres	Sale/Taking Price	Donation Value	Grants	Total Value	Fee	C E Am.	Trail	Other	Land Ofcr	Para-legal	Notes	
1	5/18/2021	Heatherwood Notch-2021 City of Boulder Utility Easement	0	0.54	\$2,160			\$2,160					1	TB	N/A	Non-exclusive easement for a buried fiber optic conduit and cable. This property is owned by GPID and managed by BCPOS.
2	5/25/2021	Laber (Alex) & Twin Corners-2020 Xcel Utility Easement	0	0.846	\$15,662			\$15,662	1					TB	N/A	Non-exclusive easement to move power poles and lines out of new road right-of-way.
	<b>Total Non-Exclusive Easement Dispositions:</b>		0	1.386	\$17,822			\$17,822	1	0	0	0	1			

  

Fee Dispositions Subject to County-Held CEs										Resulting County Interest/s						
#	Closing Date	Property	Dev. Rights Sold	Acres	Sale/Taking Price	Donation Value	Grants	Total Value	Fee	C E Am.	Trail	Other	Land Ofcr	Para-legal	Notes	
1	8/17/2021	Montgomery Farm-2021 Sale to Longmont	0	128.919	\$2,192,305	\$0	\$0	\$0		1				MS	ML	Sold to City of Longmont subject to CE along with 50% interest in certain water rights. County retained 50% interest in those water rights. County's and Longmont's interests in the water are tied to the property. Sale price breaks down as follows: \$2,043,901 (Land), \$148,404 (Water). County retained mineral rights.
	<b>Total Fee Dispositions Subject to County-Held CEs:</b>		0	128.919	\$2,192,305			\$0	0	1	0	0	0			

  

Fee & CE Dispositions <i>Not Subject to County-Held CEs</i>										Resulting County Interest/s						
#	Closing Date	Property	Dev. Rights Sold	Acres	Sale Price	Donation Value	Grants	Total Value	Fee	C E Am.	Trail	Other	Land Ofcr	Para-legal	Notes	
1	1/25/2021	Turner-Taylor Ranch-2021 Longs Peak Water Dist Easement	0	0.606	\$2,598	\$0	\$0	\$2,598					1	TB	N/A	Exclusive easement for the construction of a water pipeline.
	<b>Total Fee Title Dispositions:</b>		0	0.606	\$2,598			\$2,598	0	0	0	0	1			

14 Total Deals Completed

11 Access Requests

24 Projects Completed

\* Priority Acquisition