

Transactions Report

Fiscal
Year

2018-19

Annual report detailing acquisitions and
dispositions of State Trust lands

Colorado State
Board of Land
Commissioners



COLORADO
State Land Board

INTRODUCTION

The Colorado State Board of Land Commissioners (State Land Board) presents its Fiscal Year 2018-19 Transaction Report. As part of its regular work the State Land Board conducts real estate transactions including disposals, acquisitions, and land-for-land exchanges. As required by Section 36-1-102, C.R.S., the State Land Board provides an annual summary report no later than November 1 detailing all real estate transactions closed during the prior fiscal year. Additional detail is provided this year concerning the requirements of 36-1-124.3, C.R.S., fulfilling the reporting requirement of that statute ahead of the January 6, 2020 deadline.

SUMMARY

During FY 2018-19, the State Land Board completed 16 transactions consisting of five acquisitions, ten disposals, and one land-for-land exchange. Acquisitions resulted in the addition of 95 acres to the trusts valued at \$16 million. Disposals resulted in a 1719 acre decrease in trust lands valued at \$19 million. **Figure 1**, below, locates the 16 transactions spanning much of the state. **Table 1** that follows provides additional transaction detail.

Figure 1: FY 2018-19 Closed Real Estate Transactions

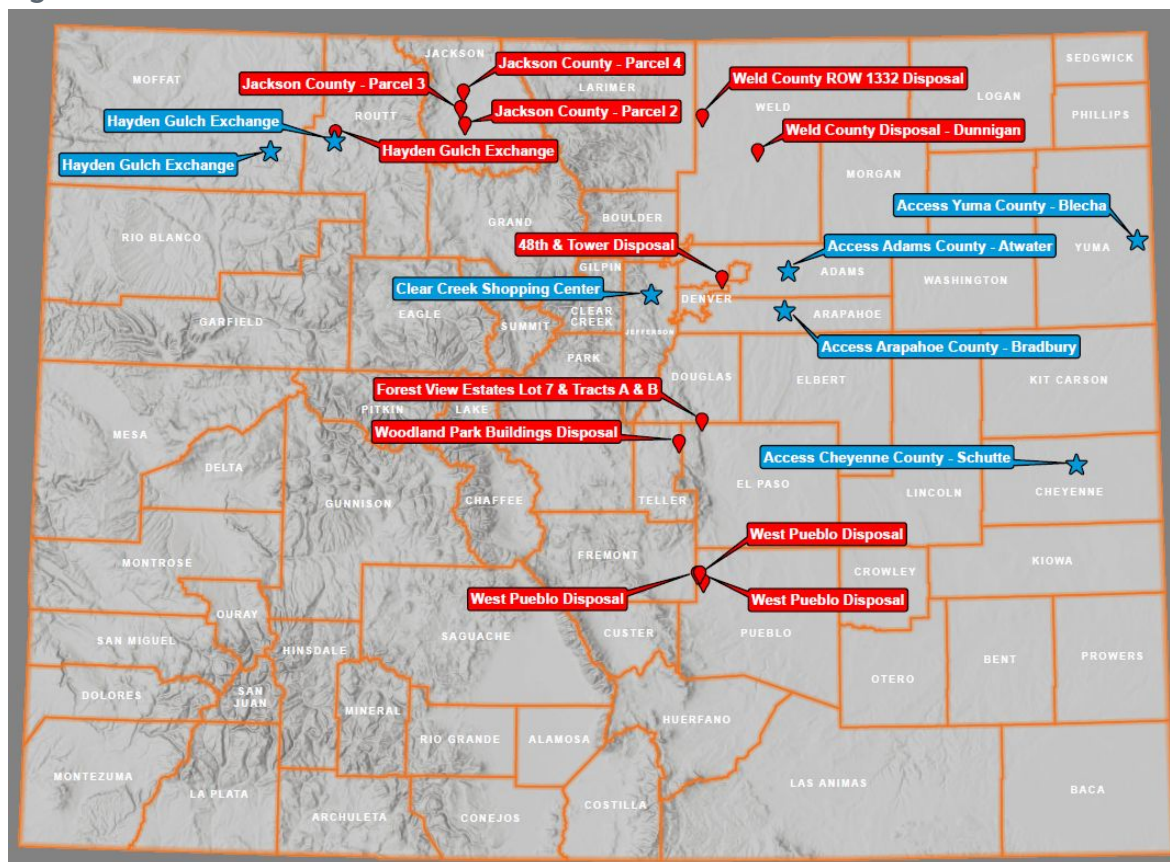


Table 1: FY 2018-19 Closed Real Estate Transactions Detail

Closed Real Estate Transactions July 1, 2018 - June 30, 2019						
NAME	TYPE	COUNTY	ACRES +/-	EXCHANGE VALUE	CLOSED	TRUST
Access Yuma County - Blecha	Acquisition	Yuma	3.00	\$ 10,000.00	7/10/2018	School
Access Cheyenne County - Schutte	Acquisition	Cheyenne	7.29	\$ 10,000.00	7/13/2018	School
Access Adams County - Atwater	Acquisition	Adams	0.08	\$ 7,000.00	7/25/2018	School
Access Arapahoe County - Bradbury	Acquisition	Arapahoe	1.03	\$ 10,000.00	12/28/2018	School
Clear Creek Shopping Center	Acquisition	Jefferson	2.00	\$ 15,900,000.00	2/28/2019	School
Hayden Gulch Exchange	Land-For-Land Acquisition	Routt/Moffat	82.08	\$ 77,995.00	6/25/2019	School
SUBTOTAL	Acquisitions		95.47	\$ 16,014,995.00		
Weld County Disposal - Dunnigan	Disposition	Weld	27.00	\$ 377,000.00	8/24/2018	School
Jackson County - Parcel 2	Disposition	Jackson	40.00	\$ 78,001.00	9/28/2018	School
Jackson County - Parcel 3	Disposition	Jackson	601.00	\$ 800,000.00	9/21/2018	School
Jackson County - Parcel 4	Disposition	Jackson	152.00	\$ 370,001.00	9/21/2018	School
Woodland Park Buildings Disposal	Disposition	Teller	2.13	\$ 457,900.00	10/30/2018	School
West Pueblo Disposal	Disposition	Pueblo	795.72	\$ 800,001.00	11/1/2018	School, CSU
Forest View Estates Lot 7 and Tracts A & B	Disposition	El Paso	4.79	\$ 256,000.00	12/28/2018	School
Weld County ROW 1332 Disposal	Disposition	Weld	10.60	\$ 71,104.00	12/28/2018	School
48th & Tower	Disposition	Denver	21.00	\$ 6,763,135.00	3/22/2019	School
48th & Tower	Disposition	Denver	20.00	\$ 8,600,002.00	5/6/2019	School
Hayden Gulch Exchange	Land-For-Land Disposition	Routt	44.51	\$ 77,995.00	6/25/2019	School
SUBTOTAL	Dispositions		1718.75	\$ 18,651,139.00		

SUMMARY OF ACQUISITIONS - 95.47 Acres; \$16,014,995

Right of Way access to parcels in Yuma, Cheyenne, Adams, and Arapahoe counties

The State Land Board has more than 100 parcels lacking legal access. The inability to access these properties reduces their value and limits the ability to pursue improved lease rates on the properties. In these transactions, the Commissioners approved funding in 2016 to acquire (create) access to various parcels across the state that met certain criteria. Access may occur through the purchase of a right of way through private property or coordinating a right of way through property owned by other government entities.

Clear Creek Shopping Center

This transaction purchased a 78,647 square foot class B+ mixed-use office and retail building in Golden. This transaction was an opportunity to acquire a financially healthy, boutique, small market mixed-use property that, due to its location, will likely outperform standard



market expectations in the long run. This transaction furthers the strategic goal of diversifying the commercial assets.

SUMMARY OF DISPOSALS¹

Of the disposals listed below, none of the recipients of the trust properties noted are classified as a local government or special district. This distinction is called out in order to be in compliance with the requirements of 36-1-124.3, C.R.S.

Strategic Disposal List-Weld County, Jackson County Parcels

After a preliminary review of certain state trust lands, staff determined a number of parcels were generating very little revenue, had no unique or especially distinguished natural attributes, and/or lacked the potential for establishing physical access. The Board directed staff to undertake a more complete evaluation of those state trust lands to determine if the disposition of property with the characteristics described above would be in the best interest of the trusts. Staff analysis recommended these parcels for disposal.

West Pueblo

This transaction consisted of three different parcels with limited access, lack of agriculture improvements, and limited lease revenue. The opportunity arose to dispose of these parcels to adjacent landowners for reasonable sums. Proceeds of the disposal were reinvested in parcels with greater revenue potential.

Woodland Park

This Board approved non-simultaneous exchange of a property in Woodland Park that resulted in four offers made following public notice. The best and final offer is noted in the transaction details above. The property had not been generating strong revenue for some time and interest in acquiring it had been noted several times in recent years.

Forest View Lot 7 and Tracts A and B

A 1993 Property Improvement Agreement formed Forest View Estates in Monument, Colorado. Forest View Estates is a 120-acre residential development containing 52 residential lots. As lots are sold, the State Land Board receives the net proceeds.

Weld County ROW 1332

This Board approved non-simultaneous exchange of property encumbered by a right-of-way was awarded to the highest bidder following public notice.

¹ Sections 36-1-124 and 36-1-124.3, C.R.S., which require public bids and public notifications of state trust property disposals, govern sales of state trust lands. Section 36-1-124.5, C.R.S. governs the reinvestment of property sale proceeds.



48th and Tower

The Board approved two bids submitted by Equity Ventures and Oakwood Homes for the parcel of 65 +/- acres located at 48th and Tower Road in Denver. The transaction was scheduled to be completed in three separate phases, with all phases consisting of roughly the same acreage and property value. The first two closings occurred this fiscal year.

SUMMARY OF LAND-FOR-LAND EXCHANGES

Hayden Gulch Exchange

This transaction involved the State Land Board, a lessee, and the town of Hayden regarding a Right-of-way. The lessee and the State Land Board sought to consolidate ownership and in turn allow the town of Hayden to use abandoned property for a community trail. The exchange resulted in a net gain of 37.57 surface acres by the State Land Board. All of the land acquired in the exchange is contiguous to current state trust land and easily accessible likely increasing the potential for leasing and competitive bids.