

RESOLUTION NO. _____ -25

A RESOLUTION DECLARING THE REAL PROPERTY KNOWN AS EL PASO COUNTY TAX SCHEDULE NUMBER 7427205013 SURPLUS PROPERTY AND AUTHORIZING THE DISPOSAL OF SUCH PROPERTY TO MARK HASSEN AS THE ONE LOGICAL PURCHASER

WHEREAS, the City of Colorado Springs ("City"), on behalf of its enterprise Colorado Springs Utilities ("Utilities"), is the owner of a parcel of land located at Ponder Heights Drive, also known by El Paso County Tax Schedule Number 7427205013, and described in Exhibit A and depicted on Exhibit B (the "Property"); and

WHEREAS, Utilities has determined that fee ownership of the Property is no longer needed for Utilities' business or operational purposes and that its need for the Property can be satisfied by means of an easement; and

WHEREAS, in accordance with Chapter 5 of *The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021* (the "RES Manual"), the City's Real Estate Services Office has consulted with other City departments and enterprises to determine whether any other City department or enterprise has a need for the Property, and no other City department or enterprise has expressed interest in maintaining fee ownership of, or reserving easements on the Property; and

WHEREAS, Chapter 5 of the RES Manual provides that City Council may authorize the disposal of Utilities controlled property where Council deems the property surplus; and

WHEREAS, Utilities will reserve a utility easement across the entire Property; and

WHEREAS, Chapter 5 of the RES Manual also provides that City Council may authorize the disposal of surplus property to "One Logical Purchaser" if the property is (a) not independently developable, and (b) the fair market value is less than \$100,000; and

WHEREAS, the proposed transaction meets the criteria for disposal to One Logical Purchaser, because the Property is not independently developable and the Fair Market Value of the Property has been determined to be less than \$100,000; and

WHEREAS, the Property is adjacent to two residential properties and only one of those property owners, Mark Hassen, has interest in purchasing the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. City Council finds the Property to be surplus and the disposal of the Property to the owner of the adjacent property, Mark Hassen, is in compliance with City Code and the RES Manual.

Section 2. Pursuant to the RES Manual, Chapter 2, § 2.11, the City's Real Estate Services Manager is authorized to execute all documents necessary to complete the disposition of the Property and to obtain the Mayor's signature on the Quitclaim Deed to convey the Property to Mark Hassen as the One Logical Purchaser.

Dated at Colorado Springs, Colorado this _____ day of _____, 2025.

ATTEST:

Lynette Crow-Iverson, Council President

Sarah B. Johnson, City Clerk