

RESOLUTION NO. 119 – 25

A RESOLUTION RECOGNIZING A PARTIAL DONATION
OF APPROXIMATELY 54 ACRES OF LAND TO THE
COLORADO SPRINGS MUNICIPAL AIRPORT

WHEREAS, City of Colorado Springs (the "City"), by and through its enterprise, the Colorado Springs Municipal Airport (the "Airport"), currently owns approximately 1,600 acres, more or less, of real property situated in Colorado Springs, El Paso County, Colorado, which is designated as a mixed use business park development for the benefit of the Airport, rather than for Airport operational use ("Peak Innovation Park"); and

WHEREAS, in order to expand Peak Innovation Park and to control real estate adjacent to operational Airport lands, the Airport has entered into that certain Purchase and Sale Agreement With Phased Acquisitions, dated May 31, 2023 (the "Purchase Agreement"), concerning 562 acres, more or less, situated east of the Airport, west of Marksheffel Road, and north of Drennan Road, as depicted in **Exhibit A**, attached hereto and made a part hereof (the "Overall Property"); and

WHEREAS, City Council authorized the acquisition of the Overall Property as evidenced by Resolution 145-23; and

WHEREAS, the Purchase Agreement contemplates that future City Council resolutions will be required to recognize donations, if any, based upon updated appraisals, made in conjunction with the exercise of future options; and

WHEREAS, the Purchase Agreement provides that wherever the fair market value, by an appraisal of the individual parcels, exceeds the negotiated purchase price, the Seller may make an in-kind donation for that portion that is in excess of the negotiated purchase price of \$1.4656 per square foot, plus any price escalators; and

WHEREAS, the Seller desires the conveyance of Parcel 4A, which identified in **Exhibits B and C** and has a fair market value as determined by an independent certified appraiser of \$1.55 per square foot, to be acknowledged as a partial donation; and

WHEREAS, in accordance with Section 4.4 of the *City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interest, Revised 2021* (the "RES Manual"), the Airport requests authorization to recognize

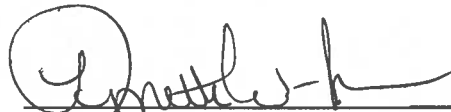
a partial donation for Parcel 4A, pursuant to the updated appraisal.

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

Section 1. In accordance with Section 4.4 of the RES Manual, City Council hereby authorizes and accepts the partial donation of Parcel 4A.

Section 2. Pursuant to the RES Manual, Section 2.11, the City's Real Estate Services Manager is authorized to execute all documents necessary to complete the acceptance of the partial donation herein.

Dated at Colorado Springs, Colorado this 23rd day of September 2025.



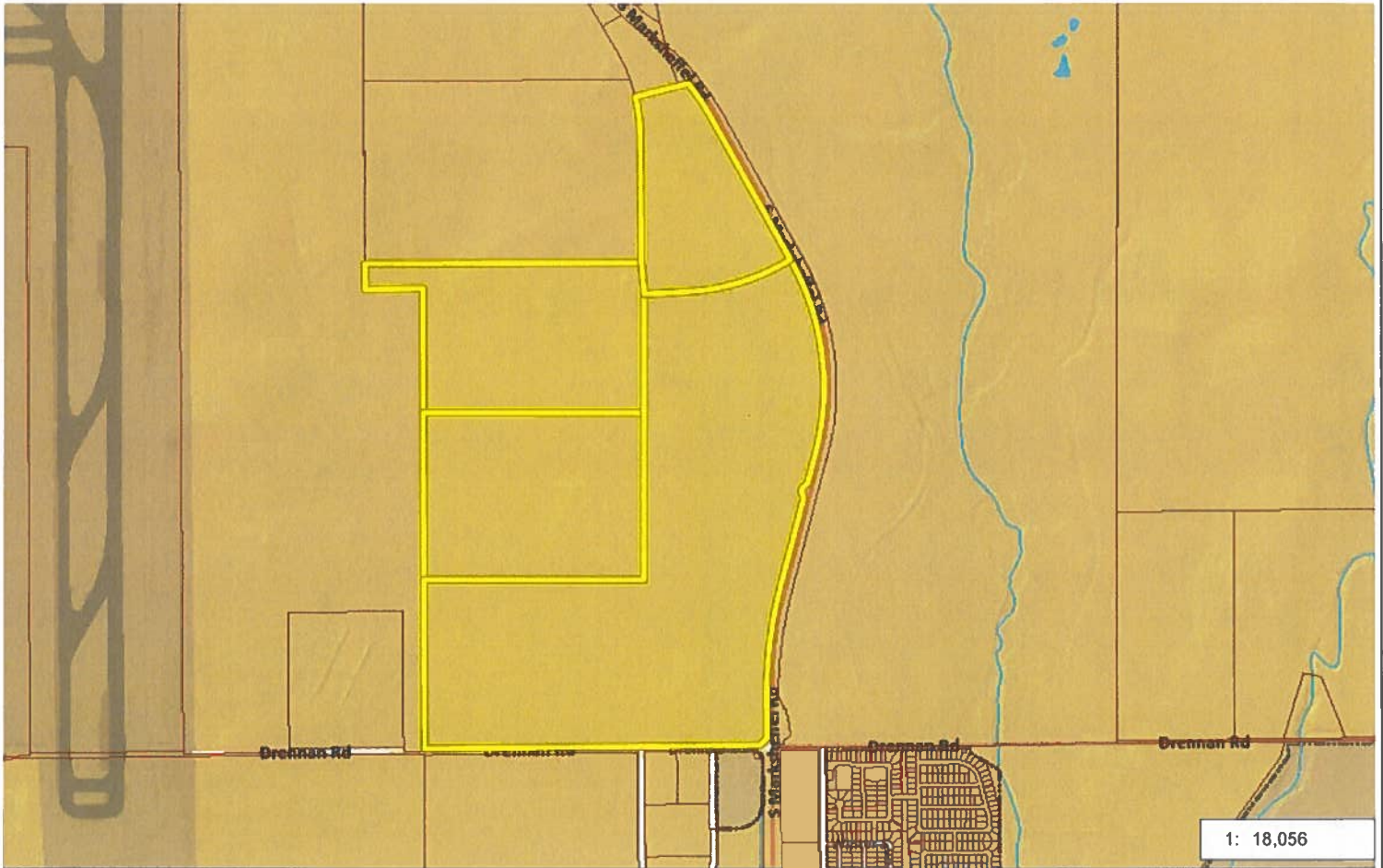
Lynette Crow-Iverson, Council President

ATTEST:


Sarah B. Johnson, City Clerk



Exhibit A



3,009.3 0 1,504.66 3,009.3 Feet

NAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet
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Drexel, Barrell & Co.
Traditional Services, Innovative Solutions
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EXHIBIT B
1376 Miners Drive, Suite 107 • Lafayette, CO 80026 • 303.442.4338 • 303.442.4373 fax
101 Sahwatch St., Suite 100 • Colorado Springs, CO 80903 • 719-260-0887 • 719-260-8352 fax

SEPTEMBER 4, 2025
DBC Project: 20837-02

LEGAL DESCRIPTION-PARCEL 4A

A TRACT OF LAND LOCATED IN THE EAST 1/2 OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, SAID TRACT BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 223044007 OF THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF SAID SECTION 33, FROM WHENCE THE SOUTH LINE OF THE SW 1/4 OF SECTION 34, T14S, R65W, BEARS N89°17'47"E, 2630.26 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; SAID SOUTH LINE BEING MONUMENTED AT THE EAST TERMINUS BY A FOUND 3.25" ALUMINUM CAP IN A RANGE BOX, THE CAP STAMPED "1992 T14S R65W 1/4 S34 S3 LS 13830", AND MONUMENTED AT THE WEST TERMINUS BY A SET #6 REBAR WITH A 3.25" ALUMINUM CAP IN A RANGE BOX, THE CAP STAMPED "DREXEL, BARREL & C.O. T14S R65W S33 S34 S4 S3 T15S 2025 PLS 29413"; THENCE ALONG THE SOUTH LINE OF SAID SECTION 33, S89°24'34"W, 1383.25 FEET; THENCE N00°14'13"W, 30.00 FEET TO THE **"POINT OF BEGINNING"**, SAID POINT OF BEGINNING BEING ON THE NORTH LINE OF THAT PUBLIC HIGHWAY AS DESCRIBED IN ROAD BOOK A, PAGE 78;

THENCE ALONG SAID NORTH LINE, S89°24'34"W, 1245.00 FEET TO THE NORTH/SOUTH CENTERLINE OF SECTION 33; THENCE ALONG SAID NORTH/SOUTH CENTERLINE, N00°14'13"W, 1928.07 FEET;

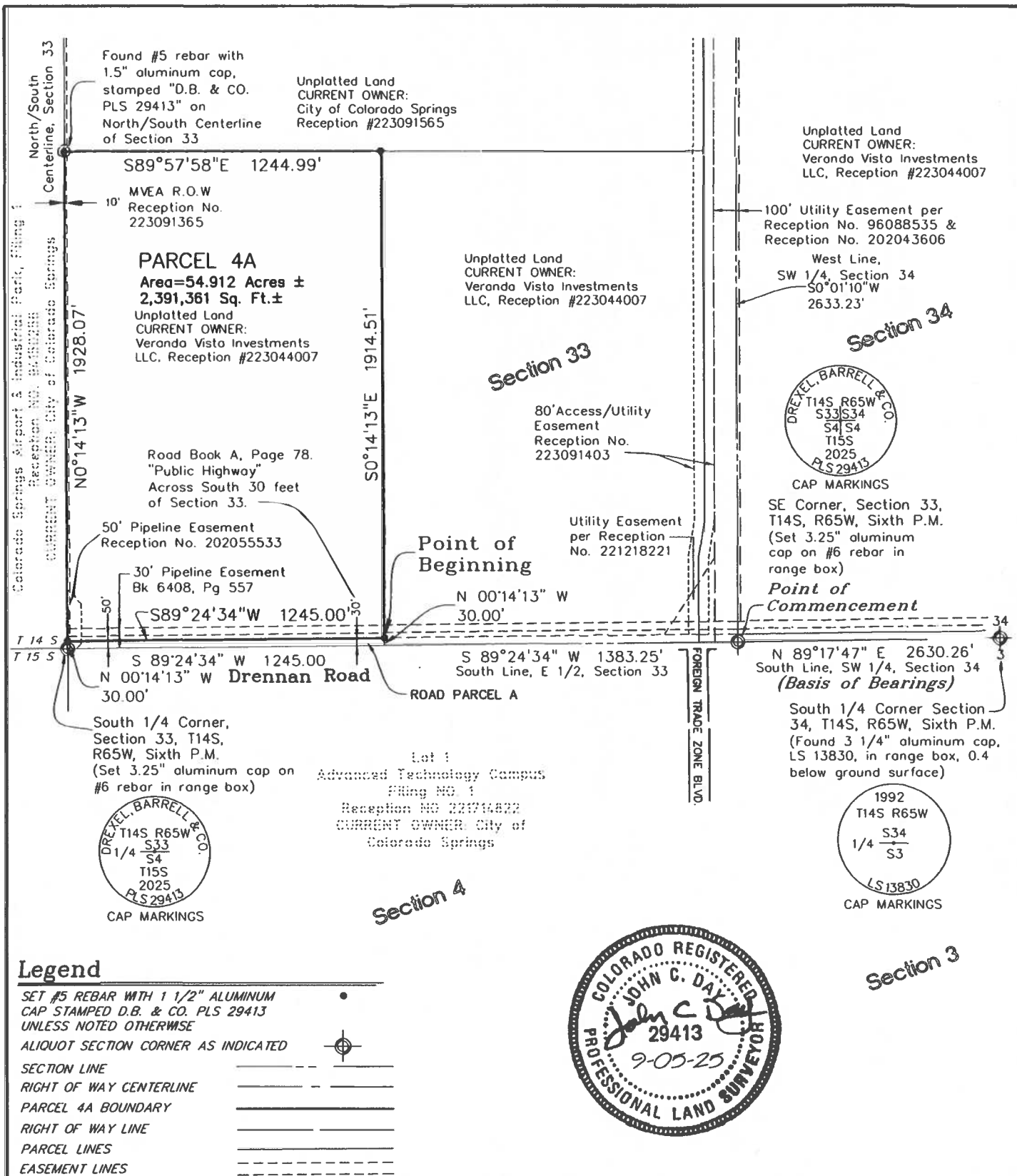
THENCE S89°57'58"E, 1244.99 FEET; THENCE S00°14'13"E, 1914.51 FEET TO THE "POINT OF BEGINNING".

THE ABOVE-DESCRIBED TRACT CONTAINS 54.912 ACRES OR 2,391,961 SQUARE FEET, MORE OR LESS.

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY:

JOHN C. DAY PLS 29413
FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.
101 SAHWATCH STREET, SUITE 100
COLORADO SPRINGS, COLORADO 80903
719-260-0887



EXHIBIT C

SHEET 2 OF 2

PARCEL 4A

NOTE: THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



SCALE: 1"=500'

PREPARED BY:



Drexel, Barrell & Co. Engineers/Surveyors
101 SAWATCH ST. SUITE 100 COLORADO SPRINGS, COLORADO 80903 (719)260-0887
1376 MINERS DRIVE, SUITE 107 LAFAYETTE, COLORADO 80028 (303)442-4358

Revisions-Date	Date 9/05/25	Drawn By SRC	Job No. 20837-02
	Scale 1" = 500'	Checked By JCD	Drawing No. P-4A EXHBIT