

RESOLUTION NO. ____-18

A RESOLUTION FINDING A PUBLIC PURPOSE IN A LEASE OF LESS THAN FAIR MARKET VALUE TO THE STATE OF COLORADO, DEPARTMENT OF HIGHER EDUCATION, BY THE STATE BOARD FOR COMMUNITY COLLEGES AND OCCUPATIONAL EDUCATION FOR THE USE AND BENEFIT OF TRINIDAD STATE JUNIOR COLLEGE IN SUPPORT OF THE ROCKY MOUNTAIN LINE TECHNICIAN PROGRAM

WHEREAS, Colorado Springs Utilities (“Utilities”) has worked closely with Trinidad State Junior College (“Trinidad”) in support of the Rocky Mountain Line Technician Program (the “Program”); and

WHEREAS, the Program is in need of a new field training location; and

WHEREAS, Utilities’ Energy Division realizes substantial benefits from the Program, including training of a local workforce of electric line technicians; and

WHEREAS, Utilities, in coordination with Trinidad, has determined that a portion of its Pinello Ranch site (the “Property”) would be well-suited for Trinidad’s use for field training participants in the Program; and

WHEREAS, Utilities desires to enter into a zero-dollar lease with Trinidad for a portion of Pinello Ranch for use by the Program; and

WHEREAS, Utilities requests approval to enter into a five-year and revocable lease agreement for the Property with the State of Colorado, Department of Higher Education, by the State Board for Community Colleges and Occupational Education for the use and benefit of Trinidad at a rental rate below fair market value; and

WHEREAS, pursuant to The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests (“RES Manual”) and City Charter §10-100, the City Council shall make findings regarding a public purpose for a below-market lease.

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

Section 1. In accordance with §10.2(d)(iii)(2) of the RES Manual, City Council hereby finds a public purpose in granting a five-year revocable lease agreement to the State of Colorado, Department of Higher Education, by the State Board for Community

Colleges and Occupational Education for the use and benefit of Trinidad State Junior College for the use of the Property at a rental rate below fair market value.

Section 2. The City's Real Estate Services Manager is authorized to execute all documents necessary to enter into a five-year, revocable lease agreement with the State of Colorado, Department of Higher Education, by the State Board for Community Colleges and Occupational Education for the use and benefit of Trinidad State Junior College for rental of the Property at a rental rate below fair market value.

DATED at Colorado Springs, Colorado, this _____ day of _____, 2018.

Council President

ATTEST:

Sarah B. Johnson, City Clerk