

RESOLUTION NO. 29 - 23

A RESOLUTION AUTHORIZING THE ACQUISITION OF APPROXIMATELY 5.7392 ACRES OF PROPERTY FROM THE GARY L. ANDERSON AND ANITA L. ANDERSON REVOCABLE TRUST AS AN ADDITION TO THE CORRAL BLUFFS OPEN SPACE THROUGH THE TRAILS, OPEN SPACE, AND PARKS (TOPS) PROGRAM

WHEREAS, in 2010 the City of Colorado Springs ("City") Parks, Recreation and Cultural Services Department, through its Trails, Open Space and Parks Program ("TOPS") secured a right of first refusal ("ROFR") on a parcel of land containing approximately 5.7392 acres which is identified by El Paso County Tax Schedule Number 44050-00-007, and is legally described in the attached Exhibit A ("Property"); and

WHEREAS, the Property is owned by the Gary L. Anderson and Anita L. Anderson Revocable Trust ("Owners"); and

WHEREAS, the Property is improved with one (1) cell tower which is currently leased by Verizon Wireless (VAW) LLC d/b/a Verizon Wireless ("Verizon"); and

WHEREAS, on May 26, 2022, the City's option to exercise its right to purchase the Property was triggered when Verizon submitted an offer to purchase the Property; and

WHEREAS, after further analysis, the City exercised its right to purchase the Property on July 10, 2022; and

WHEREAS, the Property lies within and is bordered by City-owned property within the Corral Bluffs Open Space; and

WHEREAS, the City obtained an appraisal for the Property that supports the purchase price of one hundred ninety-five thousand dollars (\$195,000.00); and

WHEREAS, with the acquisition of the Property, the City will inherit the existing lease on the Property which will provide approximately \$14,412.00 in annual revenue for 2023 with 3% annual escalators.

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

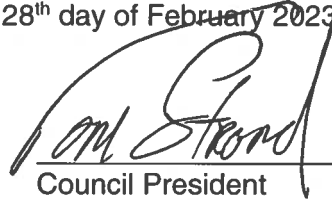
Section 1. City Council finds the acquisition of the Property as a strategic addition to the Corral Bluffs Open Space to be in the best interest of the citizens of Colorado Springs.

Section 2. Pursuant to the City of Colorado Springs Procedural Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021 ("Real Estate Manual"), Section 4.1, City Council hereby authorizes the acquisition of the Property for a purchase price of one hundred ninety-five thousand dollars (\$195,000.00).

Section 3. The City of Colorado Springs Real Estate Manager and the Parks, Recreation, and Cultural Services Director are authorized to execute any and all documents necessary to complete the acquisition, in accord and compliance with the Real Estate Manual.

Section 4. This Resolution shall be in full force and effect immediately upon its adoption.

Dated at Colorado Springs, Colorado this 28th day of February 2023.



Council President

ATTEST:



Sarah Johnson for Sarah Johnson