



Legislation Details (With Text)

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Title: A Resolution Authorizing a Land Exchange Between the City of Colorado Springs and Sky Sox Stadium, Inc.

Presenter:
 Karen Palus, Director, Parks, Recreation & Cultural Services Department
 David Deitemeyer, Senior Landscape Architect

Sponsors:

Indexes:

Code sections:

Attachments: 1. Encroachment Correction Exhibit A, 2. Encroachment Correction Exhibit B, 3. Coleman Park Encroachment Corrections CCWSUpdated, 4. Coleman Park Encroachment Land Exchange ResolutionFINAL, 5. Signed Resolution 31-22

Date	Ver.	Action By	Action	Result
3/22/2022	1	City Council	adopted	Pass
3/7/2022	1	Council Work Session	referred	
2/7/2022	1	Council Work Session	referred	

A Resolution Authorizing a Land Exchange Between the City of Colorado Springs and Sky Sox Stadium, Inc.

Presenter:

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Summary:

This is a proposal to correct park land encroachments at Coleman Community Park by the neighboring baseball stadium, which is located within the park property, through the use of a land exchange.

Background:

In January of 1988, the City of Colorado Springs and the Sky Sox baseball organization entered into a joint development and a joint use agreement to allow the Sky Sox to build a baseball stadium and bring a AAA baseball team to the City. Substantial public benefit was anticipated from these agreements and Coleman Community Park (then called Sand Creek Park) was identified as the location for the baseball stadium to be developed. The stadium was later modified to include locker rooms and office space. However, during these modifications, the construction of the additions to the stadium encroached onto park land.

This is a proposal to correct the encroaching uses with an equal exchange of property of equal value, to realign the facilities. The City will receive 44,373 square feet of land (or just over 1 acre) in the existing stadium parking lot and the half of the entry road to the park that are currently owned by the Sky Sox baseball organization (Sky Sox Stadium, Inc.) depicted on Exhibit A in green. Sky Sox Stadium, Inc. will receive 44,373 square feet of land to formalize their uses on existing park land as depicted on the Exhibit B in red.

The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021, indicates that land exchanges must be authorized by City Council by resolution. Consequently, staff requests a resolution approving the proposed land exchange at Coleman Community Park and authorizing the Real Estate Services Manager and the Parks, Recreation and Cultural Services Director to proceed with the land exchange and the Mayor to sign the deed.

Previous Council Action:

N/A

Financial Implications:

The cost of the survey of the areas to be exchanged was \$8,500.00. Real estate closing costs for the transfer have been preliminarily calculated as \$3,600.00. The Parks, Recreation and Cultural Services Department (Parks Department) and the Sky Sox baseball organization have agreed to each pay their half of these costs to support the transaction.

City Council Appointed Board/Commission/Committee Recommendation:

On December 9, 2021, the Parks, Recreation and Cultural Services Advisory Board voted unanimously to recommend approval of this land exchange.

Stakeholder Process:

Parks, Recreation and Cultural Services Advisory Board meetings provide opportunities for public comment.

Alternatives:

Do not authorize the land exchange or suggest modifications to the proposal.

Proposed Motion:

A motion to approve a resolution authorizing a land exchange between the City of Colorado Springs and Sky Sox Stadium, Inc.

N/A