



## Legislation Text

---

**File #:** 18-0353, **Version:** 1

---

A Resolution Approving a new section to be included in the City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests.

**Presenter:**

Darlene Kennedy, Real Estate Services Manager  
Steve Posey, HUD Program Administrator  
Peter Wysocki, Planning and Development Director

**Summary:**

The attached Resolution amends the Real Estate Manual by establishing criteria and procedures for transferring City-owned Property for a Community Benefit.

**Previous Council Action:**

On August 13, 2018, City Council was introduced to the proposed amendment to the Procedure Manual for the Acquisition and Disposition of Real Property Interests. City Council agreed to place this item on the Consent Calendar for the August 28 Regular Session.

**Background:**

The proposed amendment was initiated by City staff (and supported by Councilmembers Knight and Geislinger) as a result of previous Council discussions regarding transferring of land below market value to non-profit/community organizations. Currently, the Real Estate Manual does not have specific standards or procedures for disposal/transfer of land to organizations that intend to use the said land for defined or identified community benefit(s). As the Council is aware, staff has typically processed such transactions under the category of "One Logical, Potential Purchaser".

A Community Benefit, in this context, is defined as a traditional governmental function or a charitable endeavor that City Council determines will contribute to the well-being of the State, Region, or City, or any of their institutions or residents.

Requests are periodically made for the City to transfer certain City-Owned Properties to a private person or entity, which would result in a Community Benefit.

Pursuant to the provisions of the RES Manual, the City Council is empowered to transfer City-owned property for specific reasons. This amendment to the RES Manual provides another option, subject to defined standards and procedures.

This item supports the City's strategic goal of Building Community and Collaborative Relationships.

**Financial Implications:**

Pursuant to the RES Manual, disposal of City-owned land must be authorized by the City Council, at which time financial implications are weighed. This amendment does not change this standard procedure.

**Board/Commission Recommendation:**

No board of commission action is required.

**Stakeholder Process:**

In fall of 2017, City staff formed an RES Manual update working group which is helping staff with revising the entire RES Manual. Councilmembers Knight and Geislinger are Council liaisons. The working group provided significant input on the proposed new section. The working group felt that establishing standards and procedures for transferring of land for a community benefit is urgent and agreed that this amendment should be presented to Council before the update to the entire RES Manual.

**Alternatives:**

City Council has the options of approving, modifying or denying the proposed resolution.

**Proposed Motion:**

Move to adopt the resolution approving a new section to be included in the City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests.

A resolution approving a new section to be included in the City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests