

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE DISPOSAL OF SURPLUS CITY PROPERTY TO PROJECT MANITOU (“THE PURCHASER”)**

WHEREAS, the City of Colorado Springs (“**City**”), by and through its enterprise, the Colorado Springs Municipal Airport (“**Airport**”), is the legal owner of that certain real property and overall mixed-use development project known as Peak Innovation Park located in the City of Colorado Springs, State of Colorado, containing approximately 1,600 acres of land which is generally described and depicted in **Exhibit A**, attached and made a part of this Resolution (the “**Project**”); and

WHEREAS, Project Manitou (“**Purchaser**”) desires to purchase a portion of the Project consisting of approximately 50 acres, more or less (the “**Land Parcel**”). The Land Parcel to be purchased by Purchaser is currently known as a portion of Lot 7, Colorado Springs Airport Filing No. 1F recorded on September 20, 2022, at Reception No. 222715016 in the El Paso County, Colorado real property records, as shown on **Exhibit B-1**, attached and made a part of this Resolution. The general legal description of the Land Parcel is set forth in **Exhibit B-2**, and a depiction of the Land Parcel is attached hereto as **Exhibit B-3**, each attached and made a part of this Resolution.

WHEREAS, the Land Parcel, in accordance with the *City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interest* (“**RES Manual**”), Chapter 5, § 5.7, has been listed for sale and lease with a real estate consultant since 2006; and

WHEREAS, the Land Parcel within Peak Innovation Park, was purchased with Federal Aviation Administration (“**FAA**”) grant funds on December 17, 1976 and December 23, 1977, for the purpose of noise abatement and runway approach protection; and

WHEREAS, on June 14, 2006, the FAA issued the Airport a letter releasing Peak Innovation Park land from aeronautical use requirements which frees that land for Airport business park development, as shown on **Exhibit C**, attached and made a part of this Resolution; and

WHEREAS, no other department or City enterprise has expressed an interest in the Land Parcel; and

WHEREAS, Federal statutes and grant assurances require, among other things, the Airport to remain self-sustainable. This mandate is a primary basis for establishing the business park Project. As a large-scale development endeavor, portions of the Project must be strategically sold while other portions will be leased on a long-term basis. To further this goal, in accordance with the RES Manual § 5.7, the Airport retained consultants to list the Land Parcel for sale and lease.

WHEREAS, Purchaser initiated discussions with the Airport for the sale of the Land Parcel for the purpose of constructing and operating a manufacturing facility comprising

of at least two (2) buildings and ancillary structures of not less than 500,000 square feet in total on the Land Parcel; and

WHEREAS, the Airport initiated discussions with the FAA for the release of the Land Parcel to the Purchaser as fee simple sale transaction. The FAA verbally expressed agreement that the intended use would be compatible with the Airport and concurs with the sale of the Land Parcel to stimulate growth of the Project and the Airport; and

WHEREAS, in accordance with the RES Manual, Chapter 9, the Airport and Real Estate Services cooperate to determine the fair market value (“**FMV**”) of the Land Parcel; and

WHEREAS, the sale of the Land Parcel supports economic development and therefore the Airport recommends disposal of the Land Parcel to the Purchaser, in accordance with the RES Manual, the City Charter, and the City Code.

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

Section 1. City Council finds that the sale of the Land Parcel is in compliance with the RES Manual, the City Charter, the City Code, and all other applicable laws.

Section 2. City Council finds that the Land Parcel is unneeded for proper conduct of City Affairs and therefore authorizes the sale of the Land Parcel to Purchaser in accordance with the RES Manual, Chapter 5, § 5.7; and Chapter 9: (i) for not less than FMV as established by the City's real estate appraisal process; (ii) subject to the applicable terms and conditions of the RES Manual; (iii) subject to FAA regulations, including all required deed restrictions; and (iv) subject to all contractual terms, conditions, and obligations negotiated by the parties.

Section 3. Pursuant to the RES Manual, Chapter 2, § 2.11, the City's Real Estate Services Manager is authorized to execute all documents necessary to complete the disposition of the Land Parcel and to obtain the Mayor's signature on the Quitclaim Deed and other necessary documents to convey the Land Parcel to Purchaser.

DATED at Colorado Springs, Colorado this \_\_\_\_ day of \_\_\_\_\_, 2026.

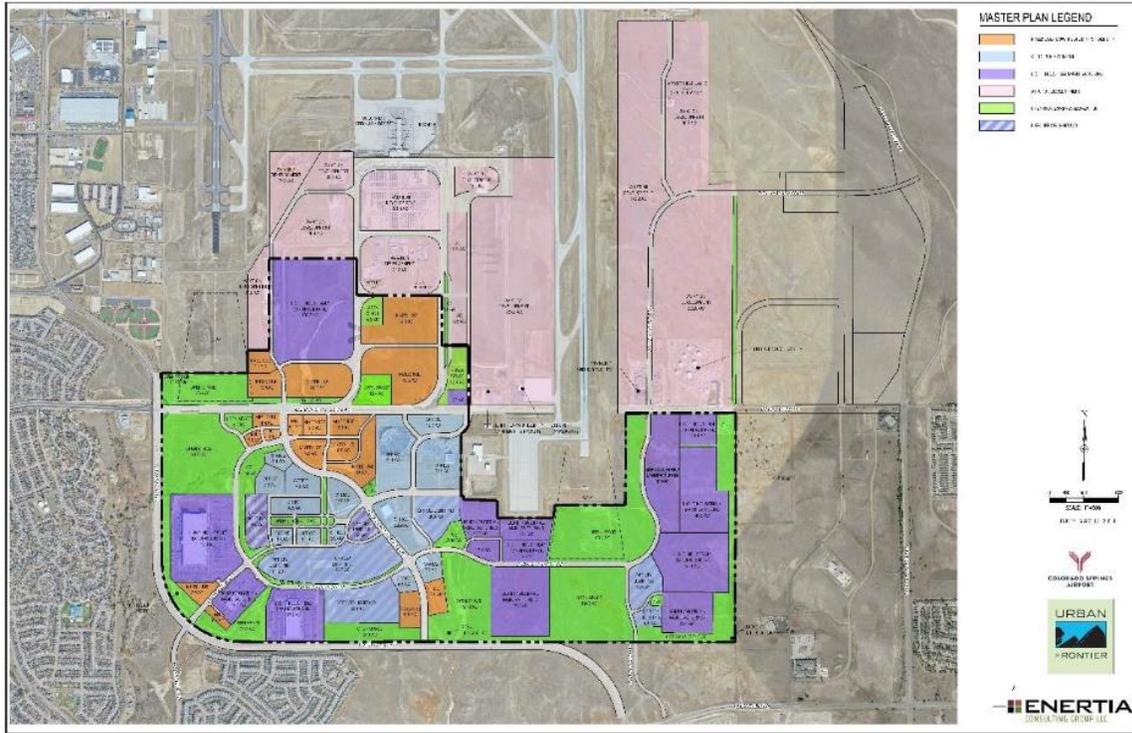
\_\_\_\_\_  
Council President

Attest:

\_\_\_\_\_  
Sara B. Johnson, City Clerk

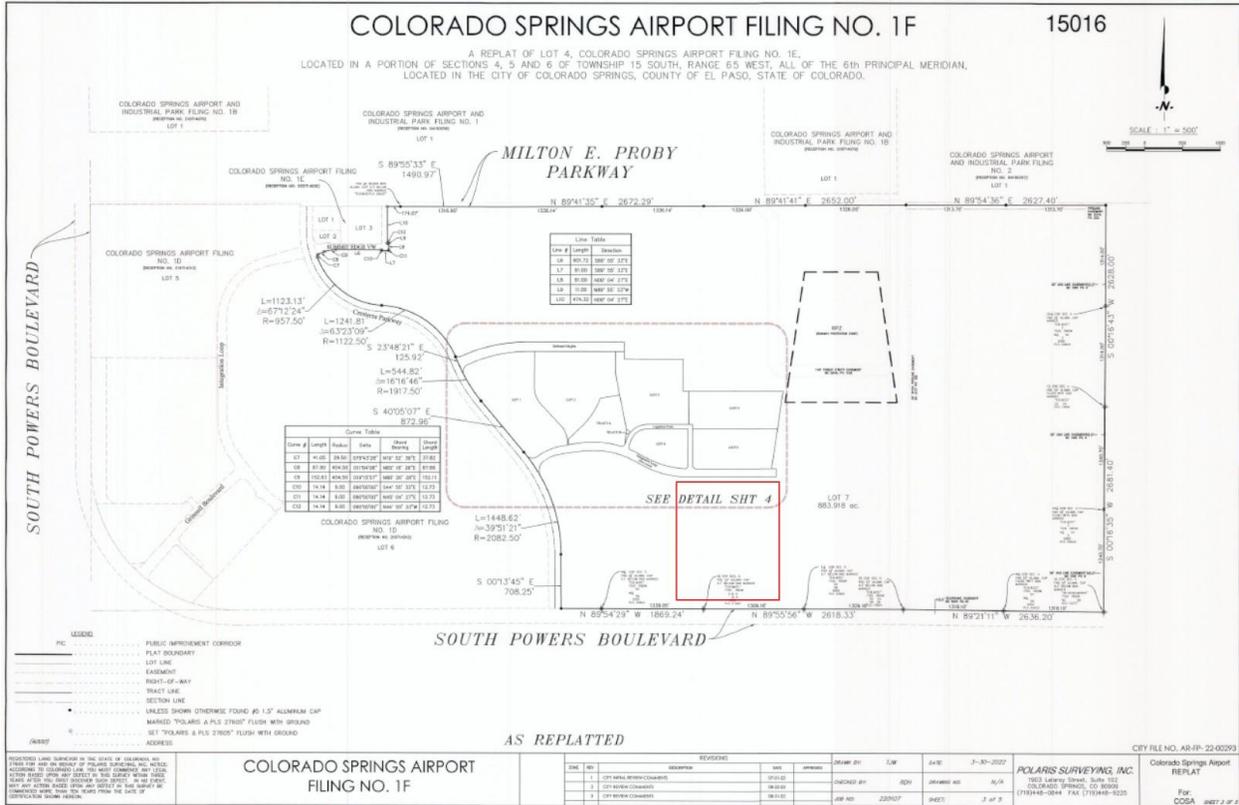
# EXHIBIT A

(General Depiction of the Project)



# EXHIBIT B-1

(A portion of Lot 7, Colorado Springs Airport Filing No. 1F recorded on September 20, 2022, at Reception No. 222715016 in the El Paso County, Colorado real property records)



## EXHIBIT B-2

### (Legal Description of the Land Parcel)

A PARCEL OF LAND, BEING A PORTION OF LOT 7, COLORADO SPRINGS AIRPORT FILING NO. 1F, RECORDED AT RECEPTION NO. 222715016, IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 15 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, ASSUMED TO BEAR SOUTH 89°34'08" WEST, A DISTANCE OF 2618.60 FEET, MONUMENTED AT THE WEST END WITH A RECOVERED 1 INCH IRON PIPE WITH PVC INTERIOR, AND AT THE EAST END WITH A RECOVERED 2.5" ALUMINUM DISK STAMPED "DREXELBARRELL & CO. T15S R65W S5 S4 S8 S9 1986 L.S."

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE COINCIDENT WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, ALSO BEING THE SOUTH LINE OF SAID LOT 7, SOUTH 89°34'08" WEST, A DISTANCE OF 1699.57 FEET; THENCE NORTH 00°02'42" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL WITH AND 100.00 FEET NORTHERLY OF THE SOUTH LINE OF SAID LOT 7, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°34'08" WEST, A DISTANCE OF 919.70 FEET;

2. SOUTH 89°35'22" WEST, A DISTANCE OF 434.32 FEET;

THENCE NORTH 00°02'42" WEST, A DISTANCE OF 1640.71 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTEGRATION LOOP AS DEDICATED BY SAID COLORADO SPRINGS AIRPORT FILING NO. 1F AND A NON-TANGENT CURVE;

THENCE COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. ALONG SAID NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 10°06'38", A RADIUS OF 1262.50 FEET, AN ARC LENGTH OF 222.78 FEET, A CHORD BEARING OF SOUTH 85°29'19" EAST, AND A CHORD DISTANCE OF 222.50 FEET;

2. NORTH 89°27'22" EAST, A DISTANCE OF 1132.24 FEET;

THENCE SOUTH 00°02'42" EAST, A DISTANCE OF 1623.92 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,198,375 SQUARE FEET OR 50.4677 ACRES, MORE OR LESS.



## **EXHIBIT C**

(June 14, 2006, FAA Letter Releasing the Peak Innovation Park Land from Aeronautical Use requirements)



U.S. Department  
of Transportation  
**Federal Aviation  
Administration**

Denver Airports District Office  
26605 E. 68<sup>th</sup> Avenue, Room 224  
Denver, Colorado 80249  
303-342-1250; FAX 303-342-1260

June 14, 2006

Mr. Mark Earle, Director of Aviation  
Colorado Springs Airport  
7770 Milton E. Proby Parkway, Suite 50  
Colorado Springs, CO 80916-4900

Dear Mr. Earle:

This is in response to your request dated January 10, 2006, on behalf of the City of Colorado Springs, Colorado for the release of certain land at the Colorado Springs Airport, from restrictions and conditions of agreements with the U.S. Government.

Enclosed are two copies of Instrument of Release, please sign these copies and return one copy to our office.

Sincerely,

A handwritten signature in cursive script that reads "Craig A. Sparks".

Craig A. Sparks, Manager  
Denver Airports District Office

Enclosure

## INSTRUMENT OF RELEASE

**THIS INSTRUMENT OF RELEASE**, made by the United States of America, acting through the Federal Aviation Administration to the City of Colorado Springs, Colorado.

### **WHEREAS,**

The United States, acting by and through the Administrator, Federal Aviation Administration granted Federal Funds for land acquisition and development of the Colorado Springs Municipal Airport, in Grant Agreements numbered 6-08-0010-02 and 06-08-0010-05; and

### **WHEREAS,**

Said Grant Agreements provide that said land is for airports use, and

### **WHEREAS,**

The Administrator of the Federal Aviation Administration has determined that the hereinafter described land no longer serves the purpose for which it was acquired and made subject to certain terms, conditions, reservations and restrictions in said Grant Agreement.

**NOW THEREFORE**, for and in consideration of the City of Colorado Springs, Colorado, expending funds on grant eligible terminal development and the further benefits to accrue to the United States and to civil aviation, the Administrator of the Federal Aviation Administration, on behalf of the United States, hereby releases unto the City of Colorado Springs, Colorado, the hereinafter described real property subject to the following provisions and reservations:

1. That the City of Colorado Springs, Colorado agrees to continue to be bound by and further agrees to reserve unto itself, its successors and assignees in any instruments of transfer conveying title or interest in the hereinafter described real property, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the real property hereinafter described, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft now known or hereafter used for navigation of or flight in the said airspace and for the use of said airspace for landing on, taking off from, or operating on the Colorado Springs Airport.

2. That the City of Colorado Springs, Colorado expressly agrees for themselves, their successors and assignees to restrict the height of structures, objects of natural growth and other obstructions on the hereinafter described real property to a height consistent with 14 CFR Part 77. The City of Colorado Springs pledges that any necessary 7460-1 analysis will be completed prior to commencing vertical construction within the subject parcels. As of the date of this letter, the Federal Aviation Administration recommends that building heights not exceed 6,126 feet above sea level on Section 5 and westerly portion of Section 4; and 6,133 feet above sea level on Section 6 of Parcels 19A-B, 10B, 17, 21A, 20A-B and 21B2-B. However, both parties acknowledge that these allowable heights serve as a guide and buildings heights may exceed these limits or may be restrictive under these limits based on the appropriate 14 CFR Part 77 analysis to be completed prior to vertical construction commencing.
3. That the City of Colorado Springs, Colorado expressly agrees for themselves, their successors and assignees to prevent any use of the hereinafter described real property which would interfere with landing or taking off of aircraft at the Colorado Springs Airport, or otherwise constitute an airport hazard. In the event the aforesaid covenant is breached, the grantor is to reserve the right to enter upon the land released hereunder and to remove the offending structure or object and to cut the offending growth, all of which shall be at the expense of the grantees.

By this Instrument of Release, the United States of America by and through the Administrator, Federal Aviation Administration, hereby releases the real property described below from all the remaining conditions, reservations and restrictions except those reserved herein, contained in the identified Grant Agreements.

The real property is located in the County of El Paso, State of Colorado, and legally described as follows:

All that certain Tract or Parcel of land in Section 31 and the Southwest quarter, Section 32, Township 14 South, Range 65 West of the Sixth Principal Meridian, City of Colorado Springs, El Paso County, Colorado, being described as follows:

Basis of Bearings: The southerly line of the Southwest quarter of Section 4, Township 15 South, Range 65 West, being monumented on the East end by 3 1/2"

aluminum cap stamped "RLS 10377", and at the West end by a 2 1/2" aluminum cap stamped "PLS 17664", being assumed to bear N89°51'15"W, a distance of 2636.20 feet.

Commencing at the South quarter corner to said Section 4, thence N89°51'15"W on the southerly line of said Southwest quarter and the southerly line of said Lot 2, a distance of 1734.20 feet to the point of beginning;

Thence continuing on the southerly line of said Lot 2 the following two (2) courses;

1. N89°51'15"W, a distance of 902.00 feet;
2. S89°34'00"W, a distance of 2618.33 feet;

Thence on the southerly and westerly line of said Lot 2 and the northerly and easterly line of Powers Boulevard as recorded in Book 5307 at page 1472 the following five (5) courses;

1. S89°35'33"W, a distance of 2678.10 feet;
2. S89°03'27"W, a distance of 2650.91 feet;
3. S89°03'28"W, a distance of 818.06 feet to a point of curve;
4. On the arc of a curve to the right, whose center bears N00°56'32"W, having a delta of 90°10'39", a radius of 1895.00 feet, a distance of 2982.53 feet to a point of tangent;
5. N00°45'53"W, a distance of 3410.72 feet;

Thence N00°45'53"W, on the easterly line of said Powers Boulevard and the westerly line of Lot 1 of said Colorado Springs Airport and Industrial Park, a distance of 220.00 feet;

Thence N89°33'22"E, a distance of 2011.64 feet;

Thence N00°27'36"W, a distance of 1536.35 feet;

Thence N89°17'34"E, a distance of 5385.24 feet;

Thence S00°30'05"E, a distance of 1657.01 feet;

Thence N89°30'14"E, a distance of 1640.30 feet;

Thence S00°25'41"E, a distance of 2235.59 feet;

Thence N89°34'07"E, a distance of 1552.85 feet;

Thence N00°27'20"W, a distance of 2148.01 feet to the southerly line of Lot 1, Colorado Springs Airport Filing No. 1 recorded under Reception No. 201029279;

Thence N89°11'37"E, along said southerly line, a distance of 15.91 feet;

Thence N89°11'37"E, along southerly line of Lot 1, Colorado Springs Airport and Industrial Park Filing No. 2, recorded under Reception No. 94150257, a distance of 119.69 feet;

Thence N89°24'29"E along the southerly line of said Lot 1, a distance of 911.07 feet;

Thence S00°02'11"E, a distance of 5317.29 feet to the point of beginning.

Containing a calculated area of 1546.8981 acres.

By its acceptance of this Instrument of Release the City of Colorado Springs, Colorado covenants and agrees for itself, its successors and assigns to comply with and observe all the limitations set forth herein, expressly limited to the above described property.

The Airport Layout Plan and the Exhibit "A" Property Map must be revised to reflect the revised airport boundaries.

IN WITNESS WHEREOF the United States of America has caused this Instrument of Release to be executed as of the 14<sup>th</sup> day of June 2006.

**UNITED STATES OF AMERICA**

**Administrator,**

**Federal Aviation Administration**

By *Craig A Sparks*  
Manager, Denver Airports District Office

ATTEST:

ACCEPTED:

By *Kathryn M. Yang*  
City Clerk

By *[Signature]*  
Aviation Director, City of Colorado Springs

APPROVED: \_\_\_\_\_  
City

**APPROVED AS TO FORM**  
*[Signature]* 7/5/06  
**SENIOR ATTORNEY**  
**CITY OF COLORADO SPRINGS**