

AGENDA ITEM SUMMARY

City Council



STAFF

Katie Donahue, Natural Areas Director
Tawnya Ernst, Land Conservation Lead Specialist
Will Flowers, Senior Real Estate Specialist

SUBJECT

Resolution 2025-106 Authorizing an Intergovernmental Agreement with Larimer County to Acquire 1303 North Shields Street.

EXECUTIVE SUMMARY

The purpose of this item is to seek Council approval of the acquisition of 1303 N. Shields Street, and the associated intergovernmental agreement with Larimer County. Larimer County and the City have executed a purchase and sale agreement for conveyance of the property that is contingent upon Council approval.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution.

BACKGROUND / DISCUSSION

The 12-acre property which includes a 1/3-mile stretch of the Poudre River immediately south of North Shields Pond Natural Area has been on Natural Areas' priority list for many years. Its acquisition will support Natural Areas' long running efforts to conserve the riparian corridor and extend river restoration efforts that have taken place on both North Shields Ponds and adjoining, downstream natural areas. These restoration efforts – which encompass 53 acres surrounding the County property – had been previously constrained by the County's parcel. With this purchase, Natural Areas will be able to expand the improvement of ecological function of the river and adjacent riparian areas through restoration efforts. The acquisition also has the potential to improve recreational access points and trails for fishing and walking. The property includes the Shields Street River Access parking lot which the City currently leases from the County for public parking.

Larimer County uses the property as its headquarters for their Emergency Services (EMS) team. The County recently purchased a replacement property for the EMS headquarters on North Taft Hill Road and is in the process of constructing the new facilities. County staff were aware of the City's interest in the property and approached Natural Areas' staff when it found a replacement property for EMS.

The County and City have executed a purchase and sale agreement on the property that is contingent upon Council approval.

CITY FINANCIAL IMPACTS

The property's purchase price is \$1,690,000. This purchase price is based on appraised value established by a third-party appraiser hired jointly by the City and County.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

At its November 12, 2025, meeting, the Land Conservation and Stewardship Board voted unanimously (9-0) in support of Council's approval of this acquisition and the associated intergovernmental agreement.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Vicinity Map
2. Land Conservation Stewardship Board meeting minutes excerpt, dated November 12, 2025
3. Resolution No. 2025-106