

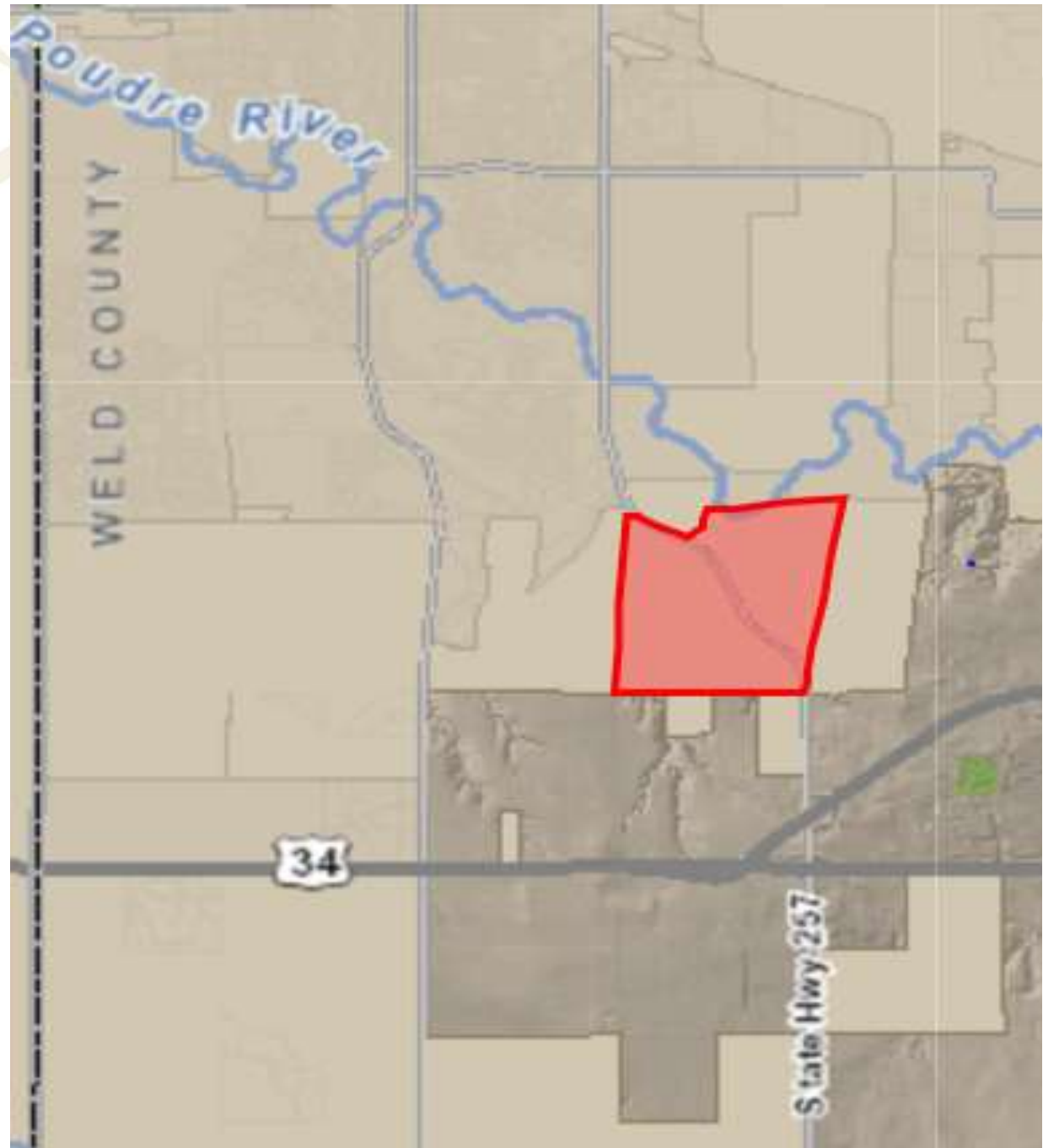
ShurView Natural Area Acquisition Appropriation Ordinance

City Council Special Meeting
March 29, 2022



ShurView Property

- This open space parcel of ~ 978 acres is located north of US Hwy 34 Business and bisected by State Hwy 257.
- It is the last large tract of land that separates Greeley and Windsor.



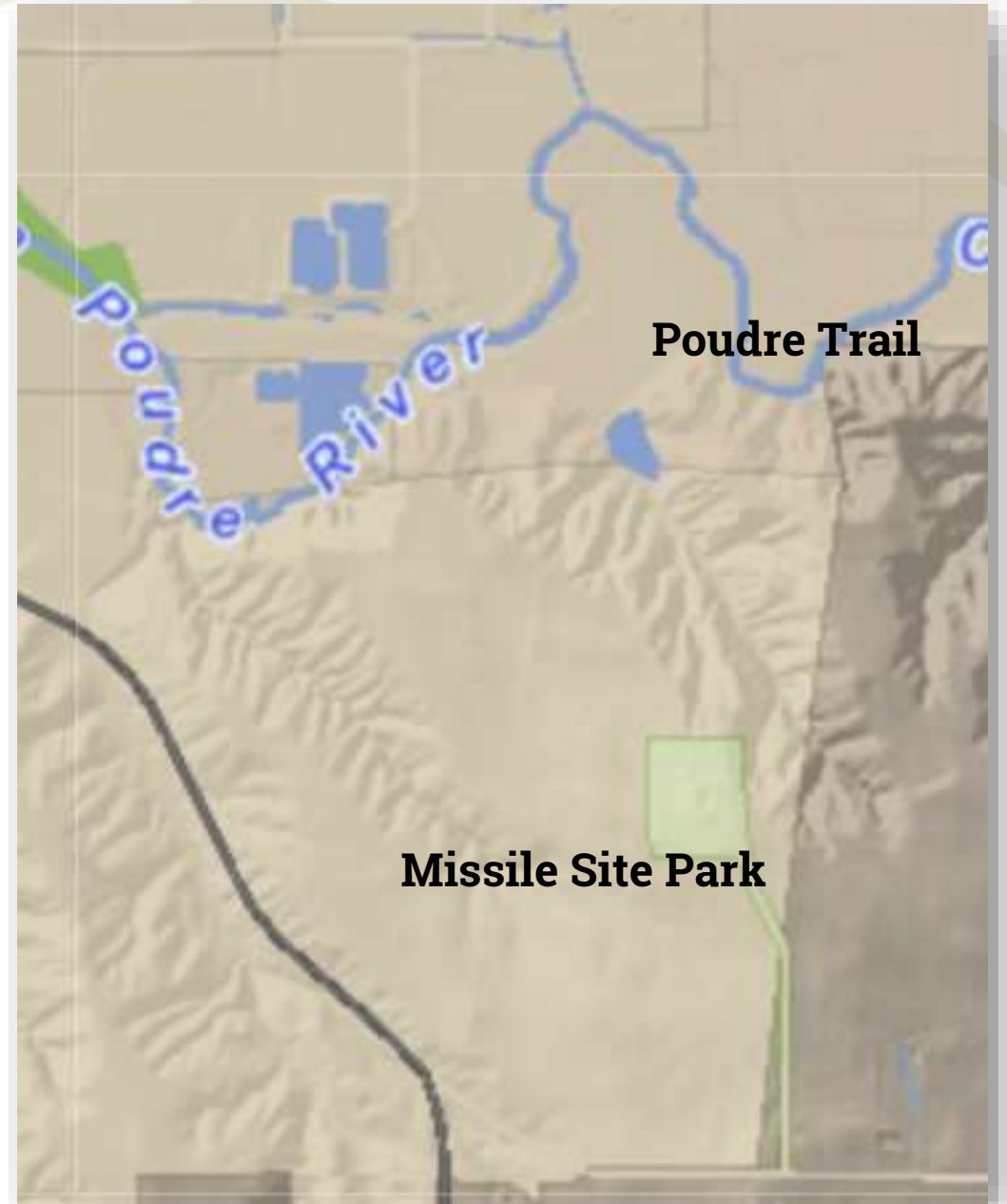
- Long seen as a common community separator, the site is identified as open lands on Greeley's Land Use Guidance map, described as a shared planning area by Greeley & Windsor, and is in a priority conservation area in the adopted 2021 Get Outdoors Greeley Strategic Plan
- The site has a commanding vista of the front range; bluffs, riparian, and arroyo features; and distinctive archeological, geological and historic elements unique to this site and area.



A unique feature adjacent to the property is the location of Missile Site Park, an abandoned cold era missile silo, now a campground owned by Weld County.



- Weld County is willing to lease the land to the City for its further development as a recreational trail head area
- The Poudre River Trail Corridor Board funded and developed a concept plan with Greeley and Windsor staff , which would also include a link from Missile Site Park to the Poudre Trail to the north of the site via ShurView.





Conceptual
trails map
for site

LWCF Section 6(f)(3) site plan

SHUR VIEW, WELD COUNTY, COLORADO

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Acquisition Partnership Highlights

- Greeley staff has investigated ways to acquire this unique site for its open space, community separator and entryway attributes for years.
- In conjunction with the Trust for Public Land (TPL) and the endorsement of Windsor and Weld County, acquisition is now possible.
- TPL has negotiated a purchase price for the site for \$8.5M subject to a March 31, 2022 closing date.
- TPL will use its funds to buy and hold the property, then lease the property back to Greeley, acting as the lender for the subsequent purchase of the site by Greeley. Current date for lease commencement is May 31, 2022.



Shurview Property Purchase Funding Sources

Source of Funding	Amount	Status of Funds
City of Greeley (General Fund Transfer to Quality of Life)	\$3,000,000	Down payment to TPL for closing
Great Outdoors Colorado Grant	\$1,250,000	Wired from State to TPL on closing date
Land & Water Conservation Fund Grant	\$1,250,000	Expected Fall 2022
TPL Loan	\$3,000,000	\$2M from Quality Life 2024/2025 \$1M TBD/Partners
Total Purchase Price	\$8,500,000	



Original Planned Funding - \$5,250,000

Amount	Source of Funding	Purpose	Date
\$250,000	Quality of Life	Closing Cost	2020-2022
\$2,500,000	Quality of Life	Property Purchase	2024
\$2,500,000	Quality of Life	Property Purchase	2025



Revised Funding - \$5,250,000

Amount	Source of Funding	Purpose	Date
\$250,000	Quality of Life	Closing Cost	2020-2022
\$3,000,000	General Fund Loan	Down Payment & Grant Match	2022
\$2,000,000	Quality of Life	Payment TPL Loan	2024
(\$500,000)	Quality of Life	Loan Repayment	2024
(\$2,500,000)	Quality of Life	Loan Repayment	2025

Development/Operations & Maintenance

Year	\$/acre	Annual Cost	Source of funding
1 – 2 O &M	\$10/acre	\$10,000	Existing NAT budget, grant funds
Development		\$600,000	Grant funded (secured)
3 - 4 O &M	\$26/acre	\$25,000	Existing NAT budget, grant funds
Development *		\$500,000	Grants, General Fund, Partnerships
Potential Future O & M	\$100/acre	\$100,000	Will maintain at previous levels if new funding not available
Development*			Grants, General Fund, Partnerships

* Additional development would enhance but not limit use of site; will be driven by community input and funding opportunities



Recap and Appropriation Request

- In order to meet the closing deadline a special appropriation ordinance has been prepared for introduction at the March 15th Council meeting. This authorizes the expenditure of \$3M of the purchase price (introduced at the March 15th Council meeting)
- Final reading the ordinance at the Special Council meeting of March 29th will allow the funds to be available to combine with TPL funds to consummate the purchase by the March 31 closing date.

