

Lowell Property: Grazing and Farm Lease Agreement

February 15, 2023



Lowell Property

- Water & Sewer acquired the Lowell Property in November of 2021 for 13.4 shares of Greeley Irrigation Company included in the sale
- Five parcels, approximately 135 acres
- Location: north of Greeley along F Street between 35th and 59th Avenues
- City staff are currently evaluating potential municipal uses of the Lowell Property



Lowell Property



- Trail, road, and utility easements are also under evaluation

Grazing and Farm Lease Agreement

- **Lessee:** Kurt Adams and his family have been leasing a portion of the Lowell property for the past 20+ years
- **Property:** Approximately 86 acres of land of which 55 is an irrigated hay field
 - Consists of all the land North of F Street and about 3/4 of the 81 acre parcel being considered for the new City Facilities
 - Lessee plans on mostly grazing the 86 acres, but will harvest the hay as needed
- **Term:** One year agreement ending December 31, 2023
- **Water:** 14.4 Shares of the Greeley Irrigation Company
 - One (1) additional share of GIC from Bunn acquisition
- **Amount:** \$9,000 paid in two installments of \$4,500 each



Grazing and Farm Lease Agreement



Grazing and Farm Lease Agreement

- Proposed lease maintains status quo while evaluation of possible municipal uses of Lowell Property proceeds
- Single-year lease
- Adams' family has maintained the property well



In-City Leases



- Per W&S Board direction at February 2022 Board meeting, staff started a comprehensive review of the department's approach to leases
- 2022 presented challenges to accomplish this goal in its entirety; however, the following steps have been taken towards the final product
 - Resting the Tennyson property with no grazing in 2023 to promote regrowth along river-banks and over-grazed areas
 - Discussions with NAT Dept. to formulate grazing policy and bid process
 - Site visits with consultants along the Poudre corridor to identify BMP's and mitigation projects

Recommendation

W&S staff recommends approving the Grazing and Farm Lease Agreement with A&A Farming



Questions?

