



TOWN OF GRAND LAKE

STAFF REPORT

TO Mayor & Trustees	FROM Steve Kudron, Town Manager	DATE June 8, 2026
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ACTION TYPE: Action Requested Information Only

RE: OLRT Grant Application – CDT Gateway Park at 110 Hancock Street

BACKGROUND

The Town has received a request from Grand Lake property owners Cindy Biersdorfer, Keith Nichols, John Kane, and Jean Demmler to partner in applying to the Grand County Open Lands, Rivers, and Trails (OLRT) program for a conservation grant to acquire the property at 110 Hancock Street as permanent open space.

The parcel is directly adjacent to the Continental Divide Trail (CDT), with a portion of the trail extending onto the property itself. Located just two blocks from the heart of Grand Lake, the site is ideally suited as a quiet, natural gateway park serving CDT hikers, visitors, and residents alike. The property last sold for \$380,000 in 2025. The neighboring landowners have committed to contributing up to half of the agreed purchase price, with OLRT grant proceeds covering the remainder — making this an unusually favorable grant scenario.

FISCAL NOTE

No Town expenditure is being authorized at this time. The private landowners have committed to contributing up to half of the purchase price. OLRT grant proceeds would cover the remaining acquisition cost. The Town's direct financial obligation will be determined based on grant eligibility, final purchase terms, and the private cost-share arrangement. Staff will return to the Board with a formal financial summary once those terms are established.

STAFF RECOMMENDATION

Staff recommends that the Board direct Town staff to work cooperatively with the Grand County OLRT program and the private landowners to evaluate and pursue the acquisition of 110 Hancock Street for use as a CDT gateway park. This direction would authorize staff to:

- Engage with OLRT regarding grant eligibility and timing
- Coordinate with the property owners and private contributors on purchase terms
- Return to the Board with a formal action item once the necessary conditions are in place

SUGGESTED MOTION

"I move to direct Town staff to work with the Grand County Open Lands, Rivers, and Trails program and the private landowners to pursue the purchase of the property at 110 Hancock Street for use as a Continental Divide Trail gateway park, and to return to the Board with any agreements or formal approvals required to complete the acquisition."