

RESOLUTION NO. 24-29

**THE BOARD OF COUNTY COMMISSIONERS
OF HUERFANO COUNTY, COLORADO**

**A RESOLUTION AUTHORIZING THE TRANSFER OF LAND UPON
SUCCESSFUL COMPLETION OF BECOMING A NON-PROFIT
COOPERATIVE**

WHEREAS, on May 11, 1982, the Clear Creek Land and Cattle Co. provided a Quit Claim Deed for property commonly referred to as “Little Kansas” that encompassed approximately 32.539 acres; and

WHEREAS, there were 61 certain lots or parcels of land lying wholly within the boundaries of “Little Kansas” that were exempted and excluded from the donated property; and

WHEREAS, the owners of the 61 certain lots or parcels of land lying wholly within the boundaries of “Little Kansas” wish to form a cooperative, also commonly referred to as a land trust, for the express desired purpose of having “Little Kansas” to create legal cohesion around the 61 certain parcels of land; and

WHEREAS, the cooperative would be required to be a private, non-profit organization whose mission is to protect “Little Kansas” and shall be an entity limiting members of the cooperative to the 61 certain lots or parcels; and

WHEREAS, the transfer of the land is dependent on the successful formation of the cooperative and an easement for a right of way for County Road 360 through the property; and

WHEREAS, real and personal property acquired by a private party or a private corporation through any agreement with the County of Huerfano would not be exempt from property taxes; and

WHEREAS, all property, both real and personal, is subject to property taxation unless specifically exempted by law, as specified in article X of the Colorado Constitution and Section 39-1-102(16), C.R.S.; and

WHEREAS, the cooperative would be responsible for any/all costs associated with the construction of a cooperative, including but not limited to the certification fees; and

WHEREAS, the cooperative would be responsible for any/all associated with the transfer of “Little Kansas”, including, but not limited to survey, title, and abstract; and

WHEREAS, the cooperative will be required to provide a process for reviewing, selecting and approving easements, stewardship practices and capacity, financial records, and governance/ethics; and

WHEREAS, the County of Huerfano believes it in the best interests of the citizens of Huerfano County to donate “Little Kansas” to the owners of the 61 certain lots or parcels therein, represented through the aforementioned cooperative, in order to maximize both intrinsic and real value to those owners, as the land in its current legal form is, for all intents and purposes, a set of inholdings for which the County would otherwise have little purpose.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Huerfano County that the County intends to transfer the County’s ownership interests in “Little Kansas” to the as-yet unnamed private, non-profit cooperative representing “Little Kansas” landholders soon after its creation, provided that the cooperative pays for and arranges the survey of and easement for CR 360 through the property to be transferred.

INTRODUCED, READ, APPROVED AND ADOPTED ON THIS 25th day of JUNE 2024.



ATTEST:

County Clerk and Recorder and
Ex-Officio Clerk to said Board

BOARD OF COUNTY COMMISSIONERS
OF HUERFANO COUNTY, COLORADO

BY _____

John Galusha, Chairman

Arica Andreatta, Commissioner

Karl Sporleder, Commissioner